

New Port - Tampa Bay Community Development District

3501 Quadrangle Boulevard, Suite 270, Orlando, FL 32817

Phone 407-723-5900

www.newporttampabaycdd.com

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, October 7, 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 Regarding the Migration of the CDD taking over the Operations of the Master Association Beginning 1-1-27
 - Declarant Letter to Members
 - List of transition Items
 - Letter to Developer written by counsel: Expectations and timeline
2. Discussion Regarding Undisclosed Property Transfer by Marina Entity and Access and Parking Control Concerns of Current Residents
 - Recorded Deed
 - Discussion of Proposed CDD Written Response
3. Discussion Regarding Installation of Railing
4. Discussion Regarding CDD/Master Association Expenses Covered by Tower 1 for past 42 months and corrective Measures going forward
5. Discussion Regarding Speeding / Parking / Towing Violations on CDD Property
6. Other Matters

Adjournment



New Port – Tampa Bay Community Development District

**Discussion Regarding the Migration of the
CDD taking over the Operations of the
Master Association Beginning 1-1-27**

- **Declarant Letter to Members**
 - **List of transition Items**

**Letter to Developer written by counsel:
Expectations and timeline**

New Port Tampa CDD Holdings, LLC – Declarant

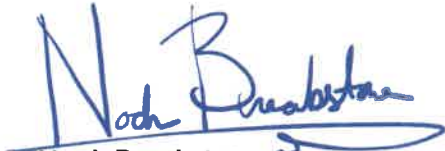
September 22, 2026

Dear Members of the Westshore Marina District Master Association, Inc.;

As you have been previously informed, the New Port Tampa Bay Community Development District (the “CDD”) has determined that it has the right to terminate the Operating Agreement between the CDD and the Westshore Marina District Master Association, Inc. (the “MA”) dated the 7th day of February 2017 (the “Agreement”). Because of the CDD’s insistence that it has the right to terminate that Agreement, and to avoid litigation where the owners of the Parcels within the CDD and the members of the MA are essentially fighting themselves over who has the right to maintain the Common Areas and assess the costs to do so, the MA has determined not to spend the members’ money fighting with the CDD. Furthermore, the Declarant has determined to turn over control of the board of the MA to its Members and intends to initiate that process in the near future.

The Declarant believes it is in everyone’s best interest not to be involved in what would be expensive litigation. Please let us know if you have any comments regarding the Declarant’s decision within ten (10) days.

Sincerely,

A handwritten signature in blue ink that reads "Noah Breakstone". The signature is stylized with a large "N" and "B".

Noah Breakstone, Manager
New Port Tampa CDD Holdings, LLC – Declarant



New Port – Tampa Bay Community Development District

Discussion Regarding Undisclosed Property Transfer by Marina Entity and Access and Parking Control Concerns of Current Residents

- **Recorded Deed**
- **Discussion of Proposed CDD Written
Response**

Prepared by and After Recording Return to:

Mark J. Lynn, Esquire
Greenspoon Marder LLP
200 East Broward Blvd., Suite 1800
Fort Lauderdale, Florida 33301

THIS IS A CONVEYANCE OF PROPERTY TO THE COMMUNITY DEVELOPMENT DISTRICT. NO CONSIDERATION HAS BEEN DELIVERED FOR THIS TRANSFER; THEREFORE, ONLY MINIMUM DOCUMENTARY STAMP TAXES ARE DUE.

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, is made and effective as of this 10th day of June, 2026, by NEW PORT TAMPA CDD HOLDINGS, LLC, a Delaware limited liability company, ("Grantor"), whose post office address is 401 E. Las Olas Blvd, Suite 1870, Fort Lauderdale, Florida 33301, to NEW PORT – TAMPA BAY COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, whose post office address is c/o PFM Consulting Group, 3501 Quadrangle Boulevard, Suite 270, Orlando, FL 32817 ("Grantee").

WITNESSETH:

That Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey, and confirm unto Grantee all that certain land lying and being in Hillsborough County, Florida, and more particularly described herein below (the "Property"):

(SEE ATTACHED EXHIBIT "A")

TOGETHER WITH all the easements, tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, to the property described above.

SUBJECT TO taxes and assessments for the year 2026 and subsequent years, which are not yet due and payable, reservations, easements and restrictions of record, valid governmental and zoning ordinances; however, reference thereto shall not serve to re-impose the same.

TO HAVE AND TO HOLD, the same in fee simple forever.

And that Grantor shall and will warrant and defend the same against the lawful claims and demands of all persons claiming by, through or under Grantor but against no others.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed by its duly authorized officer on the day and year first above written.

Signed, sealed and delivered
in the presence of:

**NEW PORT TAMPA CDD HOLDINGS,
LLC, a Delaware limited liability company,**

By: Marina Landings Holdings, LLC, a
Delaware limited liability company, its sole
member

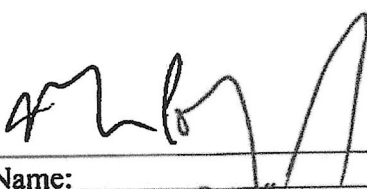
By: WCP ML Holdings, LLC, a Delaware
limited liability company, its managing member

By: WCP ML Holdings III, LLC, a Delaware
limited liability company, its managing member

Print Name: 
Address: 9 Old Kings Hwy, S. FL 4, Darien, CT 06820
Print Name: Kinga Czwartosz

By: 
Name: Howard Fife
Title: Vice President

Print Name: 
Address: 9 Old Kings Hwy, S. FL 4, Darien, CT 06820
Print Name: Jess Managro

By: 
Name: Marc Porosoff
Title: Vice President and Secretary

STATE OF CONNECTICUT)

) ss:

COUNTY OF FAIRFIELD)

I HEREBY CERTIFY that on this 10th day of June, 2026, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, by Howard Fife, VP of New Port Tampa CDD Holdings, LLC, a Delaware limited liability company, freely and voluntarily under authority duly vested in them. Each are personally known to me.

(Notarial Seal)

Margaret Ficano
Name: _____
Commission No.: 125929
Notary Public, State of Connecticut



STATE OF CONNECTICUT)

) ss:

COUNTY OF FAIRFIELD)

I HEREBY CERTIFY that on this 10th day of June, 2026, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, by Marc Porosoff, VP & Secretary of New Port Tampa CDD Holdings, LLC, a Delaware limited liability company, freely and voluntarily under authority duly vested in them. Each are personally known to me.

(Notarial Seal)

Margaret Ficano
Name: _____
Commission No.: 125929
Notary Public, State of Connecticut

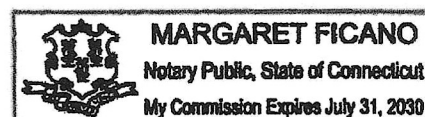


EXHIBIT "A"

Tract 3 of MARINA POINTE, according to the plat thereof recorded in Plat Book 137, Page 229, Public Records of Hillsborough County, Florida.

MARINA POINTE

A REPLAT OF PORTIONS OF WESTSHORE MARINA DISTRICT PHASE 1 AS RECORDED IN PLAT BOOK 128, PAGE 252, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, AND PORTIONS OF GOVERNMENT LOTS 1 AND 2, LYING IN SECTION 8, TOWNSHIP 30 SOUTH, RANGE 18 EAST, CITY OF TAMPA, HILLSBOROUGH COUNTY, FLORIDA

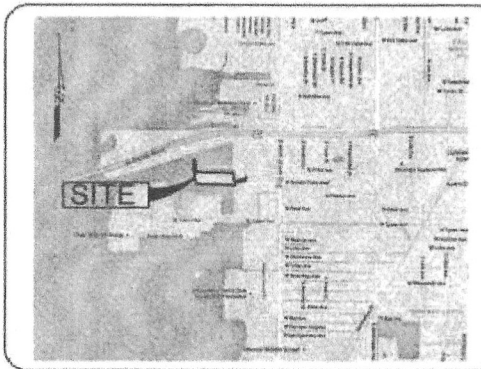
137 229
PLAT BOOK PAGE

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF GOVERNMENT LOTS 1 AND 2 IN SECTION 8, TOWNSHIP 30 SOUTH, RANGE 18 EAST, CITY OF TAMPA, HILLSBOROUGH COUNTY, FLORIDA, TOGETHER WITH FILLED LAND LYING WATERWARD OF SAID GOVERNMENT LOTS 1 AND 2, AND ALL OF TRACTS A AND D, WESTSHORE MARINA DISTRICT PHASE 1, ACCORDING TO PLAT BOOK 128, PAGE 252 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF TRACT D, WESTSHORE MARINA DISTRICT PHASE 1, ACCORDING TO PLAT BOOK 128, PAGE 252 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE SOUTH 00°37'52" WEST, ALONG THE EAST LINE OF SAID TRACT D, A DISTANCE OF 219.09 FEET TO THE NORTH LINE OF TRACT A, SAID WESTSHORE MARINA DISTRICT PHASE 1; THENCE NORTH 78°37'54" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 309.79 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE NORTHEASTERLY 49.57 FEET ALONG THE ARC OF SAID CURVE, SAME BEING SAID NORTH LINE, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 56°48'29", AND A CHORD BEARING AND DISTANCE OF NORTH 50°13'39" EAST 47.57 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT SAME BEING A POINT ON THE WEST RIGHT-OF-WAY OF SOUTH BRIDGE STREET ACCORDING TO SAID WESTSHORE MARINA DISTRICT PHASE 1; THENCE SOUTHERLY 75.76 FEET ALONG THE ARC OF SAID CURVE, SAME BEING SAID WEST RIGHT-OF-WAY, HAVING A RADIUS OF 87.00 FEET, A CENTRAL ANGLE OF 49°53'30", AND A CHORD BEARING AND DISTANCE OF SOUTH 03°07'20" EAST 73.39 FEET TO THE SOUTH LINE OF AFORESAID TRACT A; THENCE SOUTH 78°37'54" WEST, ALONG SAID SOUTH LINE, SAME BEING THE NORTH LINE OF WESTSHORE MARINA DISTRICT PHASE 2, ACCORDING TO PLAT BOOK 130, PAGE 69 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, A DISTANCE OF 296.34 FEET TO THE WEST LINE OF SAID WESTSHORE MARINA DISTRICT PHASE 2; THENCE SOUTH 00°00'00" EAST, ALONG SAID WEST LINE, A DISTANCE OF 48.13 FEET TO THE FACE OF AN EXISTING SEAWALL; THENCE ALONG SAID SEAWALL FACE THE FOLLOWING TWENTY-SIX (26) COURSES: (1) SOUTH 01°25'04" EAST, A DISTANCE OF 18.79 FEET; (2) NORTH 89°38'40" WEST, A DISTANCE OF 351.83 FEET; (3) NORTH 01°03'56" WEST, A DISTANCE OF 16.88 FEET; (4) NORTH 89°43'08" WEST, A DISTANCE OF 351.42 FEET; (5) NORTH 86°54'20" WEST, A DISTANCE OF 29.07 FEET; (6) NORTH 88°48'43" WEST, A DISTANCE OF 144.89 FEET; (7) SOUTH 89°27'26" WEST, A DISTANCE OF 35.89 FEET; (8) NORTH 88°14'32" WEST, A DISTANCE OF 74.27 FEET; (9) NORTH 87°07'26" WEST, A DISTANCE OF 19.11 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT; (10) NORTHWESTERLY 12.90 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 23.20 FEET, A CENTRAL ANGLE OF 31°51'40", AND A CHORD BEARING AND DISTANCE OF NORTH 59°03'50" WEST 12.73 FEET; (11) NORTH 49°47'57" WEST, A DISTANCE OF 10.35 FEET; (12) NORTH 43°56'56" WEST, A DISTANCE OF 118.37 FEET; (13) NORTH 01°31'01" EAST, A DISTANCE OF 171.61 FEET; (14) NORTH 20°34'18" WEST, A DISTANCE OF 36.30 FEET; (15) NORTH 22°11'54" WEST, A DISTANCE OF 19.38 FEET; (16) NORTH 19°11'41" WEST, A DISTANCE OF 48.54 FEET; (17) NORTH 01°57'42" EAST, A DISTANCE OF 248.87 FEET; (18) NORTH 87°28'06" WEST, A DISTANCE OF 3.00 FEET; (19) NORTH 02°08'22" EAST, A DISTANCE OF 28.87 FEET; (20) SOUTH 87°27'22" EAST, A DISTANCE OF 42.86 FEET; (21) SOUTH 01°56'18" WEST, A DISTANCE OF 95.82 FEET; (22) SOUTH 87°42'14" EAST, A DISTANCE OF 20.18 FEET; (23) SOUTH 01°55'38" WEST, A DISTANCE OF 192.38 FEET; (24) SOUTH 88°00'29" EAST, A DISTANCE OF 50.79 FEET; (25) SOUTH 01°53'17" WEST, A DISTANCE OF 39.67 FEET; (26) SOUTH 89°18'37" EAST, A DISTANCE OF 913.43 FEET TO A POINT ON THE WEST LINE OF TRACT B, AFORESAID WESTSHORE MARINA DISTRICT PHASE 1; THENCE SOUTH 00°41'39" WEST, ALONG SAID WEST LINE, A DISTANCE OF 3.61 FEET TO THE SOUTH LINE OF SAID TRACT B; THENCE SOUTH 89°17'44" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 64.70 FEET TO THE POINT OF BEGINNING.

CONTAINING 8.533 ACRES.



VICINITY MAP
NOT TO SCALE

DEDICATION

THE UNDERSIGNED, OWNER OF LANDS SHOWN ON THE PLAT TO BE KNOWN AS MARINA POINTE, HAVE CAUSED SAID LANDS TO BE DIVIDED AND SUBDIVIDED AS SHOWN HEREON AND DOES HEREBY DEDICATE THIS PLAT FOR RECORD, AND FURTHER MAKES THE FOLLOWING DEDICATIONS FOR THE PURPOSES DESCRIBED BELOW:

1. THE OWNER HEREBY DEDICATES TO THE CITY OF TAMPA, INCLUDING, WITHOUT LIMITATION THE CITY OF TAMPA DEPARTMENT OF SOLID WASTE, AND TO EMERGENCY SERVICE PROVIDERS A NON-EXCLUSIVE EMERGENCY ACCESS EASEMENT OVER ALL OF TRACT 1A, TRACT 1B, TRACT A AND THAT PORTION OF TRACT 3 SHOWN AND DEPICTED ON SHEET 5 AS "EMERGENCY ACCESS EASEMENT (CITY OF TAMPA)" IN FURTHERANCE OF THEIR OFFICIAL DUTIES. UNLESS IN USE FOR EMERGENCY SERVICE, PUBLIC ACCESS INTO THE TRACT 3 EMERGENCY ACCESS EASEMENT IS PERMITTED.
2. THE OWNER FURTHER DEDICATES TO THE CITY OF TAMPA A NON-EXCLUSIVE "PUBLIC TRAIL, PEDESTRIAN ACCESS, GREENSPACE AND MAINTENANCE EASEMENT (CITY OF TAMPA)" OVER TRACT 3, AS SHOWN AND DEPICTED HEREON FOR THE BENEFIT OF THE PUBLIC. THE PUBLIC TRAIL, PEDESTRIAN ACCESS, GREENSPACE AND MAINTENANCE EASEMENT MAY CONTAIN LANDSCAPE, HARDSCAPE AND UTILITY FACILITIES FOR TRAIL RELATED PURPOSES UPON THE EXPRESS APPROVAL OF THE CITY OF TAMPA PARKS DEPARTMENT SO LONG AS THAT ANY PORTION OF THE "EMERGENCY ACCESS EASEMENT (CITY OF TAMPA)" LOCATED WITHIN THE SAME AREA REMAINS FREE OF ENCUMBRANCES OR IMPROVEMENTS, WHICH WOULD HINDER EMERGENCY ACCESS AND RESPONSE.
3. THE OWNER FURTHER DEDICATES TO THE CITY OF TAMPA A NON-EXCLUSIVE "PUBLIC UTILITY EASEMENT (CITY OF TAMPA)" AS SHOWN AND DEPICTED HEREON, TOGETHER WITH ANY WATER AND WASTEWATER FACILITIES LOCATED THEREIN; PROVIDED, HOWEVER, THE CITY OF TAMPA WILL ONLY OWN AND MAINTAIN WATER AND WASTEWATER FACILITIES LOCATED IN SAID EASEMENT AS AGREED TO THROUGH A COMMITMENT OF WASTEWATER SERVICE AND THROUGH A COMMITMENT OF WATER SERVICE ISSUED BY THE CITY OF TAMPA. AS PART OF THIS NON-EXCLUSIVE EASEMENT, THE CITY OF TAMPA IS ALSO GRANTED THE RIGHT OF REASONABLE ACCESS OVER AND ACROSS SAID "PUBLIC UTILITY EASEMENT (CITY OF TAMPA)" AS MAY BE REQUIRED FOR THE MAINTENANCE, REPAIR OR REPLACEMENT OF THE WASTEWATER AND WATER FACILITIES OWNED BY CITY OF TAMPA AND LOCATED IN SAID EASEMENT. UTILITY EASEMENTS ESTABLISHED BY THIS PLAT ARE HEREBY DEDICATED TO USE FOR PUBLIC AND PRIVATE UTILITIES, SUBJECT TO SEPARATION REQUIREMENTS ESTABLISHED BY CITY OF TAMPA TECHNICAL STANDARDS OR SERVICE COMMITMENT LETTERS AND OTHER LIMITATIONS SET FORTH IN THE PLAT NOTES. IT IS ANTICIPATED THAT THE WATER AND WASTEWATER SYSTEM(S) SHALL BE CONSTRUCTED AND/OR FINANCED BY THE CDD, AND CONVEYED BY ONE OR MORE SEPARATE BILLS OF BILLS OF SALE FROM THE CDD TO THE CITY OF TAMPA, AND APPROVAL OF THIS PLAT SHALL NOT BE CONSTRUED AS THE CITY'S ACCEPTANCE OF SUCH SYSTEM(S).
4. THE TERMS OF THE CITY OF TAMPA EASEMENTS ARE SUBJECT TO CERTAIN TERMS AND CONDITIONS AS FULLY DETAILED IN THAT CERTAIN MAINTENANCE AND HOLD HARMLESS AGREEMENT BY AND BETWEEN THE OWNER AND THE CITY OF TAMPA AS RECORDED IN OFFICIAL RECORDS BOOK 24725, PAGE 1024 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA (AS THE SAME MAY HEREAFTER BE MODIFIED FROM TIME TO TIME).
5. A SEAWALL EASEMENT OVER TRACT 2A AND 2B IS HEREBY DEDICATED TO THE NEW PORT TAMPA BAY COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ORGANIZED AND EXISTING UNDER CHAPTER 190, FLORIDA STATUTES (THE "DISTRICT") FOR ACCESS, MAINTENANCE, REPAIR AND OPERATION OF THE SEAWALL.

DEDICATION (CONTINUED)

6. TRACT A "EVENTIDE DRIVE" IS HEREBY RESERVED BY THE OWNER FOR FUTURE CONVEYANCE TO THE DISTRICT SUBJECT TO A PUBLIC ACCESS, UTILITY, DRAINAGE, SANITARY SEWER, PUBLIC TRAIL, PEDESTRIAN ACCESS, GREENSPACE, MAINTENANCE AND EMERGENCY ACCESS EASEMENT, WHICH IS HEREBY GRANTED IN FAVOR OF THE CITY OF TAMPA FOR USE BY THE PUBLIC, AND TO AN EASEMENT FOR INGRESS AND EGRESS IN FAVOR OF ALL OWNERS OF A FEE INTEREST IN ANY CONDOMINIUM UNIT LOCATED WITHIN ANY OF THE LOTS CONTAINED IN THIS PLAT TOGETHER WITH THEIR LAWFUL TENANTS, INVITEES AND GUESTS.
7. FEE TITLE IN TRACTS 1A, 1B, 2A, 2B, 3, 4, 5A, 5B, 6, 7, 8, 9, 10A, 10B, 11, 12, 13, 14, 15, AND TRACT A, AS SHOWN AND DEPICTED HEREON IS HEREBY RESERVED BY THE OWNER FOR CONVEYANCE TO THE DISTRICT OR DECLARED TO BE PART OF A CONDOMINIUM SUBSEQUENT TO THE RECORDING OF THIS PLAT. MAINTENANCE OF THESE TRACTS AND ALL FACILITIES LOCATED THEREIN ARE THE SOLE RESPONSIBILITY OF THE OWNER SAID TRACTS.
8. THE ACCESS, DRAINAGE AND UTILITY EASEMENT (CDD) WITHIN TRACTS 1A, 1B, 2A, 2B, 3, 4, 5A, 5B, 6, 7, 8, 9, 10A, 10B, 11, 12, 13, 14, 15, AND TRACT A, IS HEREBY DEDICATED TO THE DISTRICT FOR THE MAINTENANCE OF PAVEMENT AND CDD FACILITIES, AND TO PUBLIC UTILITIES FOR MAINTENANCE OF PUBLIC FACILITIES LOCATED THEREIN. AN ACCESS EASEMENT IS DEDICATED TO THE CITY OF TAMPA IN FURTHERANCE OF ACCESS TO ITS EMERGENCY ACCESS EASEMENT.
9. THE PRIVATE DRAINAGE EASEMENT (CDD) WITHIN LOT 1, IS HEREBY DEDICATED TO THE DISTRICT FOR THE MAINTENANCE OF CDD STORMWATER FACILITIES.
10. PRIVATE DRAINAGE EASEMENTS (CDD) AS SHOWN HEREON ARE DEDICATED TO THE DISTRICT, TOGETHER WITH DRAINAGE FACILITIES LOCATED THEREIN, INCLUDING RIGHTS OF ACCESS, AND FOR MAINTENANCE FOR SUCH PURPOSES. ALL PRIVATE DRAINAGE EASEMENTS SHALL BE OWNED AND MAINTAINED BY THE (CDD).
11. ALL WATER FACILITIES CONSTRUCTED ON PRIVATE PROPERTY WILL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S. THE CITY OF TAMPA WILL NOT BE RESPONSIBLE FOR INSTALLING, OWNING OR MAINTAINING ANY WATER FACILITIES ON PRIVATE PROPERTY WITHIN THIS PLAT. ALL WATER FACILITIES CONSTRUCTED IN PUBLIC RIGHT-OF-WAY SHALL BE OWNED AND MAINTAINED BY THE CITY OF TAMPA.
12. NO RIGHT, TITLE OR INTEREST IN ANY TRACTS OR EASEMENTS IDENTIFIED AS SUCH AND SHOWN HEREON IS DEDICATED, GRANTED, CONVEYED OR ASSIGNED, EXCEPT AS EXPRESSLY SET FORTH HEREIN OR ANY SUBSEQUENT INSTRUMENT THAT MIGHT BE PROPERLY EXECUTED, DELIVERED AND RECORDED BY THE UNDERSIGNED.
13. THE OWNER FURTHER HEREBY GRANTS, CONVEYS, WARRANTS AND DEDICATES TO THE CITY OF TAMPA A NON-EXCLUSIVE FLOW THROUGH SURFACE WATER DRAINAGE EASEMENT AND REASONABLE RIGHT OF ACCESS TO ENSURE THE FREE FLOW OF SURFACE WATER FOR GENERAL PUBLIC DRAINAGE PURPOSES OVER, THROUGH AND UNDER ALL PRIVATE DRAINAGE EASEMENTS DEDICATED OR SHOWN ON THIS PLAT FOR CONVEYANCE TO THE DISTRICT. IN THE EVENT THE DISTRICT FAILS TO PROPERLY MAINTAIN ANY PRIVATE DRAINAGE EASEMENTS / FACILITIES PREVENTING THE FREE FLOW OF WATER, THE CITY OF TAMPA SHALL HAVE THE REASONABLE RIGHT, BUT NOT THE OBLIGATION, TO ACCESS AND ENTER UPON ANY PRIVATE DRAINAGE EASEMENT FOR THE PURPOSE OF PERFORMING MAINTENANCE TO ENSURE THE FREE FLOW OF SURFACE WATER.
14. ALL OTHER EASEMENTS SHOWN HEREON AS "(CDD)" ARE HEREBY DEDICATED TO THE DISTRICT FOR THE USES AND PURPOSES NOTED HEREON.
15. INHERENT IN ANY EASEMENT DEDICATION TO THE CITY OF TAMPA IS THE RIGHT OF ACCESS INTO ITS EASEMENT INTEREST.

King
ENGINEERING ASSOCIATES, INC.
CERTIFICATE OF AUTHORIZATION NO. LB 2610

4921 Memorial Highway
One Memorial Center, Suite 300
Tampa, Florida 33634
Phone 813 880-6391
Fax 813 880-8882
www.kingengineering.com

SEE SHEET 2 OF 5 FOR LEGEND
SEE SHEET 3 OF 5 FOR KEY MAP
SHEET 1 of 5

MARINA POINTE

A REPLAT OF PORTIONS OF WESTSHORE MARINA DISTRICT PHASE 1 AS RECORDED IN PLAT BOOK 128, PAGE 252, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, AND PORTIONS OF GOVERNMENT LOTS 1 AND 2, LYING IN SECTION 8, TOWNSHIP 30 SOUTH, RANGE 18 EAST, CITY OF TAMPA, HILLSBOROUGH COUNTY, FLORIDA

PLAT BOOK 137 PAGE 230

OWNER

NEW PORT TAMPA CDD HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: Noah Breakstone
NOAH BREAKSTONE
MANAGER

WITNESS

WITNESS NAME PRINTED
Helen Ashford

WITNESS

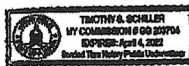
WITNESS NAME PRINTED
PATRICIA BROWN

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF BROWARD

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 4 DAY OF March, 2020, BY Noah Breakstone WHO IS PERSONALLY KNOWN TO ME OR WHO PROVIDED AS IDENTIFICATION

(AFFIX NOTARY SEAL/STAMP)



SIGNATURE OF NOTARY
NAME: Tim Schiller
(PRINT OR TYPE NAME)

NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXPIRES: 04/04/2022

NEW PORT TAMPA BAY COMMUNITY DEVELOPMENT DISTRICT

A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ORGANIZED AND EXISTING UNDER CHAPTER 190, FLORIDA STATUTES

THE NEW PORT TAMPA BAY COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT"), HEREBY JOINS IN AND CONSENTS TO THE PLAT AND THE DEDICATION SHOWN HEREON.

NEW PORT TAMPA BAY COMMUNITY DEVELOPMENT DISTRICT

BY: Noah Breakstone
NOAH BREAKSTONE
VICE CHAIR OF THE BOARD OF SUPERVISORS

WITNESS

WITNESS NAME PRINTED
Helen Ashford

WITNESS

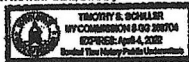
WITNESS NAME PRINTED
PATRICIA BROWN

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF BROWARD

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 4 DAY OF March, 2020, BY NOAH BREAKSTONE AS CHAIR OF THE BOARD OF SUPERVISORS OF THE NEW PORT-TAMPA COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL-PURPOSE GOVERNMENT WHICH WAS CREATED PURSUANT TO CHAPTER 190, FLORIDA STATUTES WHO IS PERSONALLY KNOWN TO ME OR WHO PROVIDED AS IDENTIFICATION

(AFFIX NOTARY SEAL/STAMP)



SIGNATURE OF NOTARY
NAME: Tim Schiller
(PRINT OR TYPE NAME)

NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXPIRES: 04/04/2022

CITY OF TAMPA, FLORIDA

THIS PLAT IS HEREBY ACCEPTED AND APPROVED FOR RECORDATION BY THE CITY COUNCIL OF THE CITY OF TAMPA, FLORIDA

CHIEF PERSON

RESOLUTION 2020-164

CITY CLERK Shirley Ann Kowalski

I HEREBY CERTIFY THAT THE MAYOR OF THE CITY OF TAMPA APPROVED THIS PLAT ON THE 1st DAY OF March, 2020.

CITY CLERK/DEPUTY CLERK

Shirley Ann Kowalski

PLAT LEGEND

●	FOUND IRON ROD (SIZE AND IDENTIFICATION AS NOTED)
■	EXISTING CONCRETE MONUMENT (4" X 4" CONC. KING PRM LB2610, UNLESS OTHERWISE NOTED)
□	SET 4"x4" CONCRETE PERMANENT REFERENCE MONUMENT "KING PRM LB 2610" (UNLESS OTHERWISE SHOWN)
○	PERMANENT CONTROL POINT "KING PCP LB 2610"
⊙	FOUND NAIL & DISK "KING PRM LB 2610" (UNLESS OTHERWISE SHOWN)
(NR)	NON RADIAL LINE
---	EASEMENTS, SIZE AND TYPE AS NOTED
---	STATE PLANE COORDINATES
S17-7315-R20E	SECTION, TOWNSHIP, RANGE
CCR	CERTIFIED CORNER RECORD
CDD	COMMUNITY DEVELOPMENT DISTRICT
COT	CITY OF TAMPA
EPC	ENVIRONMENTAL PROTECTION COMMISSION
FCM	FOUND CONCRETE MONUMENT
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
FND	FOUND NAIL AND DISK (AS NOTED)
POP	FOUND OPEN PIPE
HCEPC	HILLSBOROUGH COUNTY ENVIRONMENTAL PROTECTION COMMISSION
LS	SURVEYOR BUSINESS
LE	LANDSCAPE EASEMENT
OA	OVERALL
ORB	OFFICIAL RECORDS BOOK
PB	PLAT BOOK
PG	PAGE
PRM	PERMANENT REFERENCE MONUMENT
R/W	RIGHT-OF-WAY
SCW	SET CONCRETE MONUMENT
TY	TYPICAL

CLERK OF THE CIRCUIT COURT

STATE OF FLORIDA }
COUNTY OF HILLSBOROUGH } SS

I HEREBY CERTIFY THAT THE PLATTED SUBDIVISION HAS BEEN FILED FOR RECORD THIS 12 DAY OF March, 2020, IN PLAT BOOK 137, PAGE 230, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

BY: PAT FRANK
CLERK OF THE CIRCUIT COURT

BY: Hector Cabana
DEPUTY CLERK

THIS 12 DAY OF March, 2020. TIME 11:25

CLERK FILE NUMBER 2020090331

PLAT APPROVAL - REVIEWING AGENCY SURVEYORS CERTIFICATE

THIS PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH FLORIDA STATUTES, SECTION 177.081 FOR CHAPTER CONFORMITY. THE GEOMETRIC DATA HAS NOT BEEN VERIFIED.

REVIEWED BY: Danny R. Boli DATE: 3/4/2020

FLORIDA PROFESSIONAL SURVEYOR AND MAPPER, LICENSE # 3317

DEPARTMENT OF TRANSPORTATION AND STORM WATER SERVICES, SURVEY SECTION, CITY OF TAMPA FLORIDA

PLAT NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF TRACT D, WESTSHORE MARINA DISTRICT PHASE 1, ACCORDING TO PLAT BOOK 128, PAGE 252 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, AS BEING SOUTH 00°37'52" WEST.
2. SUBDIVISION PLATS BY NO MEANS REPRESENT A DETERMINATION ON WHETHER PROPERTIES WILL OR WILL NOT FLOOD. LAND WITHIN THE BOUNDARIES OF THIS PLAT MAY OR MAY NOT BE SUBJECT TO FLOODING; THE CITY OF TAMPA BUILDING DEPARTMENT HAS INFORMATION REGARDING FLOODING AND RESTRICTIONS ON DEVELOPMENT.
3. THE CITY OF TAMPA LANDSCAPING, TREE REMOVAL AND SITE CLEARING ORDINANCES REQUIRE SETBACKS FROM THE WETLANDS UNDER THE JURISDICTION OF THE HILLSBOROUGH COUNTY ENVIRONMENTAL PROTECTION COMMISSION, THE FLORIDA DEPARTMENT OF ENVIRONMENTAL REGULATION, THE UNITED STATES CORPS OF ENGINEERS, THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT OR THE TAMPA PORT AUTHORITY. ANY USE OF WETLANDS IS SUBJECT TO ANY OR ALL APPLICABLE LAWS, RULES OR REGULATIONS OF THE CITY OF TAMPA, THE HILLSBOROUGH COUNTY ENVIRONMENTAL PROTECTION COMMISSION OR THE FLORIDA DEPARTMENT OF ENVIRONMENTAL REGULATION.
4. NOTICE: THIS PLAT AS RECORDED IN ITS GRAPHIC FORM IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL EASEMENTS AND RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
5. ALL PLATTED UTILITY EASEMENTS MAY BE UTILIZED FOR THE CONSTRUCTION, UNDERGROUND INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION, INTERNET AND OTHER COMMUNICATION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF SUCH SERVICES WILL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY.
6. THE DEVELOPABILITY OF LOTS IS GOVERNED BY TERMS AND CONDITIONS AS SET FORTH IN THE CITY OF TAMPA ZONING CONDITIONS AND ADOPTED ZONING SITE PLAN.
7. STATE PLANE COORDINATES SHOWN HEREON WERE ESTABLISHED BY REAL-TIME KINEMATIC (RTK) GLOBAL POSITIONING SYSTEM (GPS) OBSERVATIONS UTILIZING A VIRTUAL REFERENCE STATION REAL TIME NETWORK SOLUTION, AND THE PRODUCT OF MULTIPLE OBSERVATION SESSIONS CONSISTING OF AT LEAST 60 EPOCHS EACH, AND INCLUDED NATIONAL GEODETIC SURVEY (NGS) CONTROL STATION "FS15".
8. THE PROPERTY DESCRIBED HEREON IS SITUATED WHOLLY WITHIN ZONE AE (BASE FLOOD ELEVATION = 8), ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP, MAP NUMBERS 12057C0343H AND 12057C0344H, BOTH EFFECTIVE DATES: AUGUST 28, 2008. FLOOD MAPS ARE SUBJECT TO REVISION.
9. ALL DISTANCES SHOWN HEREON ARE IN FEET.
10. NO PERMANENT STRUCTURES SHALL BE LOCATED WITHIN CITY EASEMENTS OTHER THAN WHAT IS APPROVED THROUGH THE PERMITTING PROCESS.

SURVEYORS CERTIFICATE

I CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT THIS PLAT AND THE SURVEY DATA HEREON COMPLY WITH ALL THE SURVEY REQUIREMENTS OF CHAPTER 177, PART 1, PLATTING, F.S., AND THE CITY OF TAMPA; THAT THIS PLAT MEETS ALL MATERIAL IN COMPOSITION REQUIRED BY F.S. 177.061; THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED AND THAT THE SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; AND THAT PERMANENT REFERENCE MONUMENTS (PRM(S)) HAVE BEEN SET. PERMANENT CONTROL POINTS (PCP(S)) AND LOT CORNERS WITHIN THE SUBDIVISION AS REQUIRED BY SAID CHAPTER 177 OF THE FLORIDA STATE STATUTES WILL BE SET WITHIN THE TIME ALLOTTED IN 177.091 (8) (9)

KING ENGINEERING ASSOCIATES, INC.
CERTIFICATE OF AUTHORIZATION No. LB 2610

Greg Boli
GREG BAKSIS, P.E.
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LS 6956

2/19/20
DATE

King

ENGINEERING ASSOCIATES, INC.
CERTIFICATE OF AUTHORIZATION NO. LB 2610

4921 Memorial Highway
One Memorial Center, Suite 300
Tampa, Florida 33634
Phone 813 880-8881
Fax 813 880-8882
www.kingengineering.com

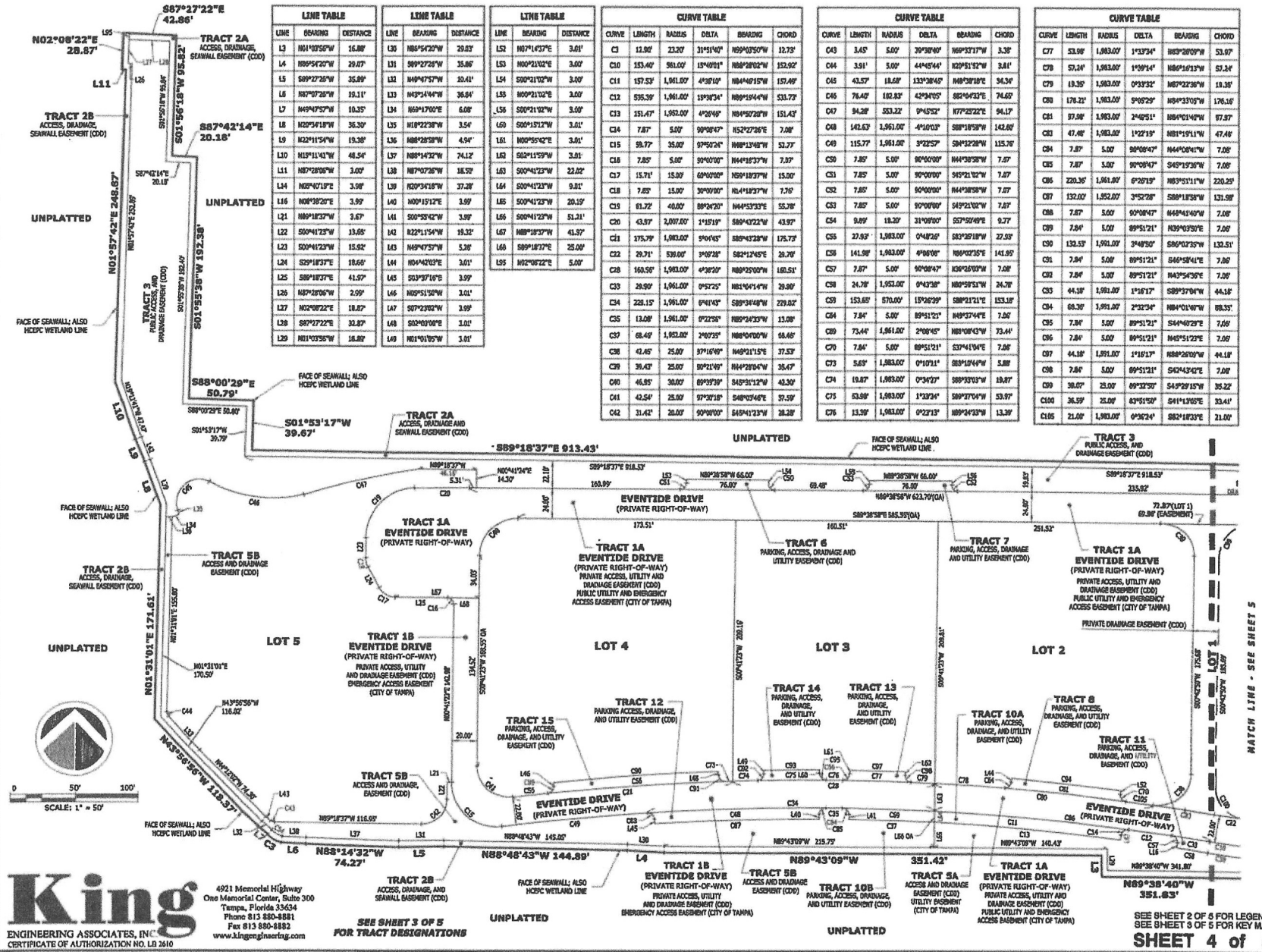
SEE SHEET 2 OF 5 FOR LEGEND
SEE SHEET 3 OF 5 FOR KEY MAP

SHEET 2 of 5

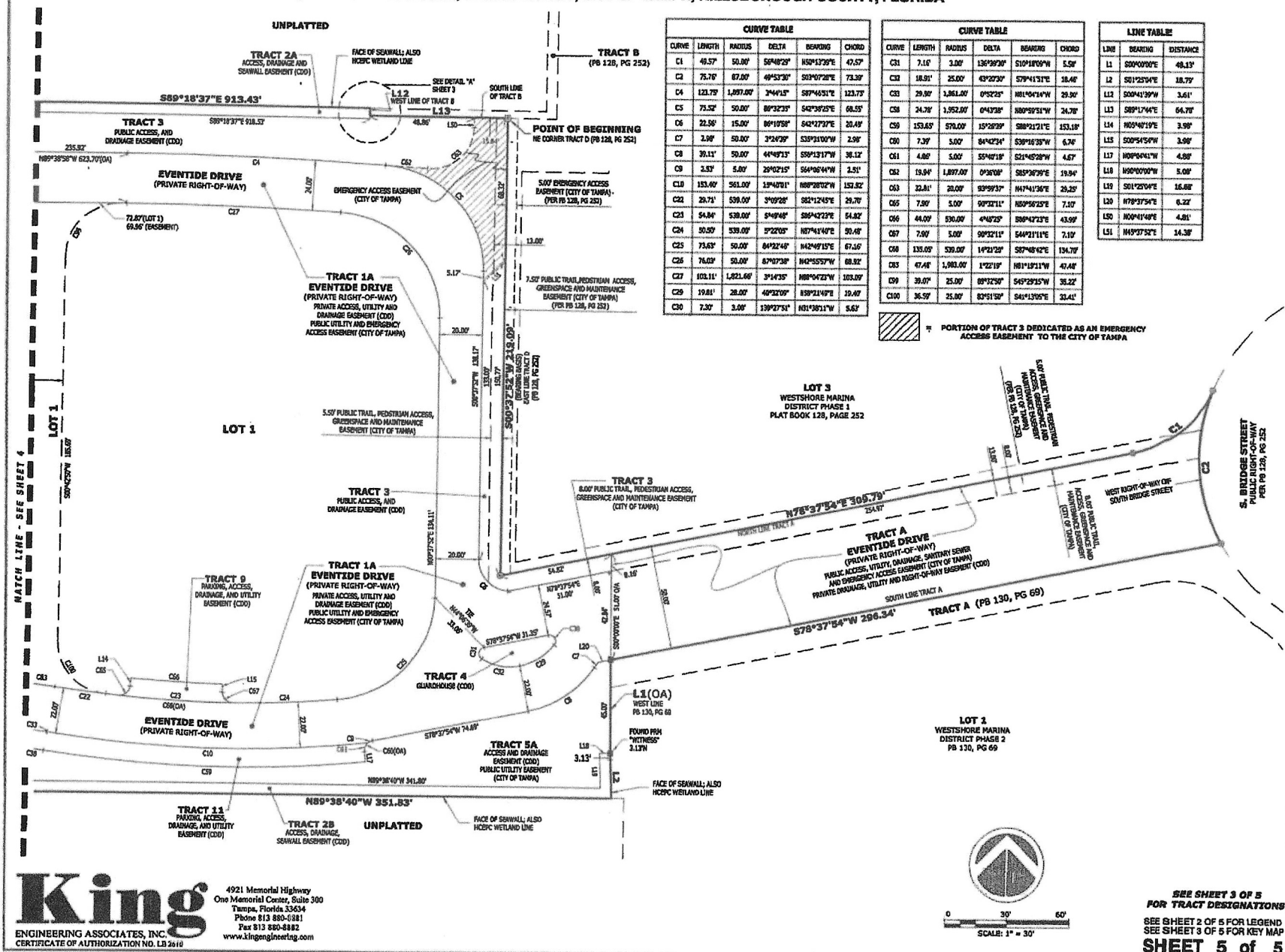
MARINA POINTE

A REPLAY OF PORTIONS OF WESTSHORE MARINA DISTRICT PHASE 1 AS RECORDED IN PLAT BOOK 128, PAGE 252, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, AND PORTIONS OF GOVERNMENT LOTS 1 AND 2, LYING IN SECTION 8, TOWNSHIP 30 SOUTH, RANGE 18 EAST, CITY OF TAMPA, HILLSBOROUGH COUNTY, FLORIDA

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PLAT BOOK PAGE



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PLAT BOOK	PAGE





New Port – Tampa Bay Community Development District

Discussion Regarding Installation of Railing



New Port – Tampa Bay Community Development District

**Discussion Regarding CDD/Master
Association Expenses Covered by Tower 1
for past 42 months and corrective Measures
going forward**



New Port – Tampa Bay Community Development District

**Discussion Regarding Speeding / Parking /
Towing Violations on CDD Property**



New Port – Tampa Bay Community Development District

Other Matters