

**LONGLEAF
COMMUNITY DEVELOPMENT DISTRICT
BOARD OF SUPERVISORS
SPECIAL MEETING
JULY 7, 2015**

**LONGLEAF
COMMUNITY DEVELOPMENT DISTRICT AGENDA
JULY 7, 2015 at 6:30 p.m.**

The Longleaf Town Hall located at 3141 Deland Street, New Port Richey, Florida 34655

District Board of Supervisors	Chairman Vice Chairman Supervisor Supervisor Supervisor	Joanne Rein Robert Hideck Robert Faiella Michael Drapkin W. Elizabeth Blair
District Manager	Meritus	Brian Lamb Brian Howell
Resident Services Coordinator		Shawndel Kaiser
District Attorney	Straley & Robin, PA	John Vericker
District Engineer	Johnson Engineering	Phil Chang

All cellular phones and pagers must be turned off while in the meeting room

The meeting will begin at **6:30 p.m.** Following the **Call to Order**, the public has the opportunity to comment on posted agenda items. The Board is not required to take action at this time, but will consider the comments presented as the agenda progresses.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 397-5120, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

Agendas can be reviewed by contacting the Manager's office at (813) 397-5120 at least seven days in advance of the scheduled meeting. Requests to place items on the agenda must be submitted in writing with an explanation to the District Manager at least fourteen (14) days prior to the date of the meeting.

July 7, 2015

Board of Supervisors
Longleaf Community Development District

Dear Board Members,

The Regular Meeting of the Board of Supervisors of the Longleaf Community Development District will be held on **Tuesday, July 7, 2015 at 6:30 p.m.** at the Longleaf Town Hall located at 3141 Deland Street, New Port Richey, Florida 34655. Included below is the agenda.

- 1. PLEDGE OF ALLEGIANCE**
- 2. CALL TO ORDER**
- 3. AUDIENCE QUESTION AND COMMENT ON AGENDA ITEMS**
- 4. REVIEW OF WESTBAY HOMES CONTRACT**
- 5. CONSERVATION AREA TRIMMING/CUTTING POLICY**
- 6. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 397-5120.

Sincerely,

Brian Howell
Meritus



Willy Nunn
President
Homes by West Bay, LLC
4065 Crescent Park Drive
Riverview, FL 33578

June 19, 2015

Bill Eschenbaugh
Eschenbaugh Land Company
2502 North Rocky Point Drive
Sute 675
Tampa, FL 33607

Re: Letter of Intent from Homes by West Bay, LLC ("WestBay") for the acquisition of the parcel known as Maricopa – Longleaf from Longleaf CDD Holdings, LLC ("Seller")

Dear Bill:

This non-binding letter of intent is intended to serve as a basis to prepare a formal Purchase and Sale Agreement (the "Agreement"). The Agreement shall contain the terms and conditions set forth in this Letter of Intent and such other terms and conditions as are acceptable to WestBay and Seller.

Property: 134.16 +/- gross acres known as Maricopa.

Purchase Price: \$2,600,000. WestBay understands that there is no CDD debt associated with the property. Purchase price will be reduced for delinquent taxes on the property that will be paid at closing by WestBay. This is currently estimated to be approximately \$700,000. The effect would be that Seller would receive approximately \$1,900,000 subject to usual and customary costs, expenses and prorations.

Closing: WestBay will close 60 days after receipt of permits necessary to commence construction of the project substantially in accordance with either of the attached site plans. Outside closing date to be 18 months from the contract date.

Permitting: WestBay will covenant to use commercially reasonable efforts to permit the project. WestBay will fund all permitting through Pasco County, SWFWMD, Florida DEP (regarding arsenic clean up) and other agencies. The project will require a rezoning to optimize the density to achieve the targeted 60-70+ units the makes the project viable at this purchase price.



Deposit: WestBay shall deposit into escrow \$10,000 within two days of the execution of a contract. Within 90 days, WestBay will increase the deposit to \$50,000. During the initial 90 days under contract we will work obtaining architectural approvals from the Longleaf Homeowners Association and related Architectural Review Board.

Inspection Period: None. WestBay is very familiar with the property and requires no inspection period.

Broker and Closing Costs: Seller to pay for title and doc stamps on the deed as well as brokerage commission.

Thanks for the opportunity to submit this offer. This letter of intent expires June 30, 2015. Please do not hesitate to contact me if you have any questions or concerns.

Sincerely,

Homes by West Bay, LLC



Willy Nunn
President