From: Erin McCormick
To: Sean Craft
Subject: RE: [EXTERNAL]Talavera CDD Temporary Construction Easement and Utility Easement
Date: Wednesday, February 11, 2026 11:53:51 AM
Attachments: image003.png
image004.png
image005.png
image006.png
image007.png
image008.png
image009.png
image010.png

Good Morning Sean,

Yes, please go ahead and circulate this to the Board members and copy me on your email with the normal caveat that Board members should not “Reply All”, to ensure compliance with the Sunshine Laws. Could you also send an email to me, the Chair, the District Engineer, and yourself, and see if the Chair would like to discuss this with staff or provide directions in advance of the next meeting?

Erin McCormick
Law, PA
Erin McCormick, Esq.
3314 Henderson Boulevard
Suite 100 D
Tampa, Florida 33609
Tel: (813) 579-2653
erin@emccormicklaw.com

From: Sean Craft <SCraft@rizzetta.com>
Sent: Wednesday, February 11, 2026 10:29 AM
To: Erin McCormick <erin@emccormicklaw.com>
Subject: FW: [EXTERNAL]Talavera CDD Temporary Construction Easement and Utility Easement

Good morning Erin,

Hope you are doing well. Just wanted to check in on this and see whether you would like to have me circulate this to the Board for their review ahead of the meeting next week, or simply leave this in your hands? Please let me know when you get a chance.

Thank you,

Sean Craft
District Manager
Rizzetta & Company

813.994.1001
SCraft@rizzetta.com



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From: John Vericker <JVericker@srvlegal.com>
Sent: Wednesday, February 4, 2026 2:40 PM
To: Erin McCormick <erin@emccormicklaw.com>
Cc: Cari Webster <CWebster@srvlegal.com>; Robert Dvorak <rdvorak@bdiengineers.com>; Stephen Brletic (sbrletic@bdiengineers.com) <sbrletic@bdiengineers.com>; Sean Craft <SCraft@rizzetta.com>
Subject: [EXTERNAL]Talavera CDD Temporary Construction Easement and Utility Easement

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Erin:

We are working with JEN Tampa 15, LLC on the temporary construction easement and utility easement which they proposed to the Talavera CDD Board at the last meeting. I have attached the draft temporary construction easement for your review as well as a

form of the standard Pasco County utility easement. As the representatives discussed with the CDD Board, JEN Tampa 15 will need the temporary access easement for the construction of the utility connections for its project. After the utilities are installed, Pasco will need its standard utility easement so it can maintain the utility lines as part of the system servicing those communities. We will forward the proposed legal description when they are finalized for the engineer's review.

It is our understanding that Matt O'Brien discussed the plan with the CDD Board and staff and they were amenable to the project. Can you please let us know when you would be available to review your comments on the forms as well as to work out the details of compensating and reimbursing the CDD for the easements?

Thank you,

John

John M. Vericker
Board Certified - City, County & Local Government Law

STRALEY ROBIN VERICKER
1510 W. Cleveland Street
Tampa, Florida 33606
Direct: 813-901-4945
Office: 813-223-9400
jvericker@srvlegal.com
www.srvlegal.com

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From: Erin McCormick
To: Sean Craft; Richard Henderson; rdvorak@bdiengineers.com
Subject: [EXTERNAL]RE: Talavera - follow up email
Date: Wednesday, February 18, 2026 9:25:32 AM
Attachments: image001.png
image002.png
image003.png
image004.png
image005.png
image006.png
image007.png
image008.png

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Sean, Richard and Robert,

I've done an initial review of the draft easements, and have some comments, but I haven't done an in-depth review or mark-up at this point as I believe additional direction is needed from the Board about how they would like me to proceed. Please let me know if you would like to have a call, in advance of this evening's meeting.

Sean – also, I sent you an email this morning. Could you please let me know if you are available for a call to discuss items for this evening's meeting?

Thank you!
Erin

Erin McCormick Law, PA
Erin McCormick, Esq.
3314 Henderson Boulevard
Suite 100 D
Tampa, Florida 33609
Tel: (813) 579-2653
erin@emccormicklaw.com

From: Sean Craft <SCraft@rizzetta.com>
Sent: Wednesday, February 11, 2026 12:03 PM

To: Richard Henderson <[redacted]>; rdvorak@bdiengineers.com; Erin McCormick <erin@emccormicklaw.com>
Subject: Talavera - follow up email

Good afternoon Rick,

If you would like to discuss the temporary construction easement and utility easement agreements sent out today with staff ahead of next week's meeting or provide directions please let Erin and I know. Thank you and have a great day.

Sean Craft
District Manager
Rizzetta & Company

813.994.1001
SCraft@rizzetta.com



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From: Erin McCormick
To: rizzettacddinvoices@avidbill.com
Cc: Sean Craft; Venessa Smith
Subject: [EXTERNAL]Invoice for Legal Services: Talavera CDD - General Representation
Date: Thursday, February 19, 2026 5:35:00 PM
Attachments: image003.png
Talavera CDD - General Representation.pdf

NOTICE: This email originated from outside of the organization.
Do not click links or open attachments unless you recognize the sender and know the content is safe. Please use the Phish Alert! button to report suspicious messages.

Dear Sean and Venessa,

Attached is my invoice for legal services for Talavera CDD for January and February. If there is anyone else from Rizzetta & Associates who should be copied on these invoices, please let me know.

Thank you,
Erin

Erin McCormick Law, PA
Erin McCormick, Esq.
3314 Henderson Boulevard
Suite 100 D
Tampa, Florida 33609
Tel: (813) 579-2653
erin@emccormicklaw.com

From: Erin McCormick
To: Robert Dvorak; Sean Craft
Subject: RE: [EXTERNAL]JEN Partners Project Question
Date: Wednesday, March 18, 2026 1:40:14 PM
Attachments: image002.png
image004.png
image005.png
image006.png
image007.png
image008.png
image009.png
image010.png
image011.png
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image013.png
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image015.png

Robert,

I just tried calling you, and your phone rang but did not go to voice mail. I am thinking we may want to set up a meeting with the Pasco County Utilities staff that is involved with the review of the JEN application. We may also want to include Joseph Reinbold to see if he would like to participate. Do you have a contact at the Pasco County Utilities Department that we can reach out to about this?

Erin McCormick Law, PA
Erin McCormick, Esq.
3314 Henderson Boulevard
Suite 100 D
Tampa, Florida 33609
Tel: (813) 579-2653
erin@emccormicklaw.com

From: Robert Dvorak <rdvorak@bdiengineers.com>
Sent: Tuesday, March 17, 2026 3:28 PM
To: Sean Craft <SCraft@rizzetta.com>
Cc: Erin McCormick <erin@emccormicklaw.com>
Subject: RE: [EXTERNAL]JEN Partners Project Question

Sean……note 1.a. also says that the District shall be responsible for maintenance of Tracts 1 and 2 and that said tracts 'shall be for the benefit of the individual lot owners, tenants, and their assigns'. There is no mention of either tract being used for the benefit of any other party.

Erin McCormick | Law, PA

Erin McCormick, Esq.

Talavera Community Development District
Venessa Smith
3434 Colwell Avenue
Suite 200
Tampa, FL 33614
Email: rizzettacddinvoices@avidbill.com

Invoice Date	Invoice Number
02/19/2026	10876
Terms	**Service Through**
	02/19/2026

In Reference To: General Representation (Work)

Date	By	Services	Hours	Amount
01/13/2026	Erin R McCormick	Review of Agenda and backup materials for January Board of Supervisors meeting; review of FY 2026 Budget and District website;	0.60	$ 210.00
01/16/2026	Erin R McCormick	Review of email from Sean Craft regarding letter to residents concerning pool discharges; review of pictures and aerial from 12758 Palapa Loop Drive	0.30	$ 105.00
01/20/2026	Erin R McCormick	Telephone conference with Sean Craft and Robert Dvorak regarding easement for water and sewer needed for development site west of CDD project; prepare for Board of Supervisors meeting;	1.30	$ 455.00
01/21/2026	Erin R McCormick	Travel to/from and attend Board of Supervisors meeting;	4.80	$ 1,680.00
01/23/2026	Erin R McCormick	Review of email from Chuck Eade regarding information for new Supervisors, prepare and transmit response; email to Sean Craft regarding Rizzetta Supervisor Orientation package for new resident Supervisors; review of training information and request Form 1 for Supervisor Eade;	0.60	$ 210.00
02/02/2026	Erin R McCormick	Review of email from Sean Craft regarding golf cart usage of roads and respond [CLIENT COURTESY - NO CHARGE]	0.10	$ 0.00
02/03/2026	Erin R McCormick	Review of emails from Sean Craft and John Vericker and Matt O'Brien regarding proposed easement;	0.40	$ 140.00
02/09/2026	Erin R McCormick	Review of email from John Vericker regarding proposed easement and respond; [CLIENT COURTESY - NO CHARGE]	0.10	$ 0.00
02/11/2026	Erin R McCormick	Review of emails from John Vericker and Sean Craft regarding proposed Easements and email to Sean Craft regarding above and whether to set up conference call in advance of CDD Board meeting	0.20	$ 70.00

Erin McCormick | Law, PA

Erin McCormick, Esq.

02/17/2026	Erin R McCormick	Review of information from Sean Craft and Matt O'Brien regarding requested Easement;	0.30	$ 105.00
02/18/2026	Erin R McCormick	Review of JEN Partners proposed Temporary Construction Easement and permanent easement to Pasco County; review of email concerning redesignating officers of the CDD; review of email concerning erosion letters due to pool discharges; prepare email to Sean Craft regarding issues to discuss in advance of CDD Board meeting and contact information for District Manager and for Chair; prepare email to Sean Craft requesting copies of letters concerning erosion sent out to residents; prepare for Board of Supervisors meeting; email to Richard Henderson, Robert Dvorak and Sean Craft; review of email from Sean Craft regarding contact information for Matt O'Brien and input contact information; email to Robert Dvorak and Sean Craft regarding erosion repairs needed due to pool discharges; review of Agenda package for Board meeting; research regarding golf cart usage and District roadways; review of email from John Vericker regarding proposed easements, and respond; research regarding use of golf carts on CDD roads; telephone conference with Sean Craft;	5.90	$ 2,065.00

In Reference To: General Representation (Expenses)

Date	By	Expenses	Amount
01/21/2026	Erin R McCormick	Mileage and tolls to and from Board of Supervisors meeting;	$ 81.76

Total Hours	14.60 hrs
Total Work	$ 5,040.00
Total Expenses	$ 81.76
Total Invoice Amount	**$ 5,121.76**
Previous Balance	**$ 0.00**
Balance (Amount Due)	**$ 5,121.76**

3314 Henderson Boulevard | Suite 100 D | Tampa, FL 33609

o:813.579.2653 | erin@emccormicklaw.com

Not my area of expertise but if I think of anything else to share, I'll let you know.

Thanks Robert

Robert Dvorak, PE
Project Manager

BDi ENGINEERING

536 4th Ave. S, Unit 4
St. Petersburg, Fl 33701
M: (727) 420-0804
E: rdvorak@bdiengineers.com
www.bdiengineers.com

From: Sean Craft <SCraft@rizzetta.com>
Sent: Friday, March 13, 2026 10:22 AM
To: Robert Dvorak <rdvorak@bdiengineers.com>
Cc: Erin McCormick <erin@emccormicklaw.com>
Subject: FW: [EXTERNAL]JEN Partners Project Question

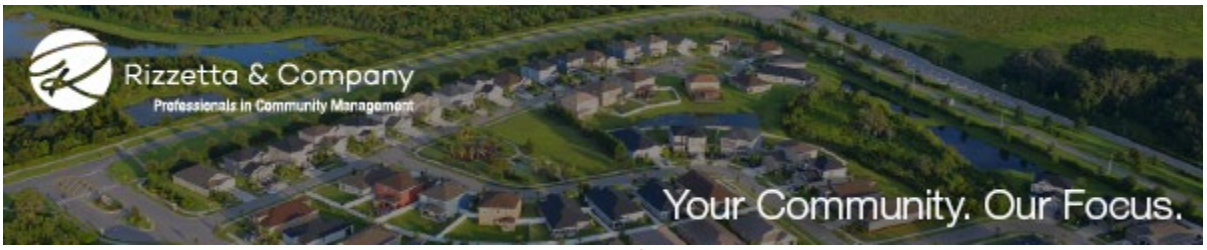
Good morning Robert,

Hope you are doing well. As a follow-up to the voicemail I'd left yesterday, Erin is interested in your opinion on this new development at Talavera. If you can please let us know your thoughts on this and how to respond to Mr. Reinbold when you have a moment, that would be greatly appreciated.

Thank you,

Sean Craft
District Manager
Rizzetta & Company

813.994.1001
SCraft@rizzetta.com



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From: Joseph Reinbold <jreinbold@pascocountyfl.net>
Sent: Thursday, March 12, 2026 10:19 AM
To: Sean Craft <SCraft@rizzetta.com>
Cc: Robert Dvorak <rdvorak@bdiengineers.com>; Erin McCormick <erin@emccormicklaw.com>
Subject: RE: [EXTERNAL]JEN Partners Project Question

Good morning Sean,

Hope all is well with you, and I appreciate your previous assistance. I sat in on a meeting between our Public Utilities department (water) and the applicants with the Mitras (JEN Tampa) rezoning to the west. I was initially just sitting in the meeting to see what their other options were for utility connections. I was made aware by the applicants of a potential scenario where they could still connect to the Talavera system where they proposed. I do want to say and be clear that our utilities department still does not appear to agree with any connection there. The applicants are claiming, and further researching, that the potential for them to still connect, regardless of CDD approval, is based on the dedication language in the subdivision plat. I have attached relevant excerpts of the plat for ease of reference. Summarized, Tract 2 which is on the west side of the Porforio cul-de-sac, allows among other things for utility easement. I was curious as to if there were any other mechanisms in place that would still prevent connection?

Thank you,

Joseph Reinbold, CNU-A

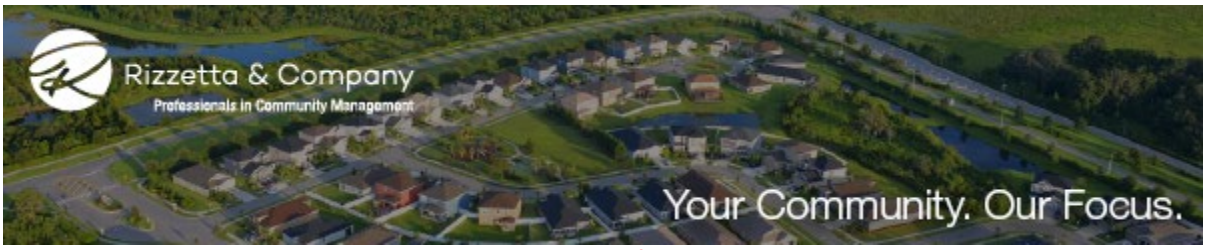
Planner II
Planning Services
Planning, Development & Economic Growth Department
Pasco County
P 727-380-2899
West Pasco Government Center
8731 Citizens Drive, Suite 200
New Port Richey, FL 34654
jreinbold@pascocountyfl.net
www.pascocountyfl.net

From: Sean Craft <SCraft@rizzetta.com>
Sent: Friday, February 20, 2026 11:20 AM
To: Joseph Reinbold <jreinbold@pascocountyfl.net>
Cc: Robert Dvorak <rdvorak@bdiengineers.com>; Erin McCormick <erin@emccormicklaw.com>
Subject: RE: [EXTERNAL]JEN Partners Project Question

My pleasure Joseph. Have a great weekend as well.

Sean Craft
District Manager
Rizzetta & Company

813.994.1001
SCraft@rizzetta.com



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From: Joseph Reinbold <jreinbold@pascocountyfl.net>
Sent: Friday, February 20, 2026 11:18 AM
To: Sean Craft <SCraft@rizzetta.com>
Cc: Robert Dvorak <rdvorak@bdiengineers.com>; Erin McCormick <erin@emccormicklaw.com>
Subject: RE: [EXTERNAL]JEN Partners Project Question

That is all I needed to know. I really appreciate you getting back to me so quickly.

Have a great weekend.

Thank you,

Joseph Reinbold, CNU-A
Planner II
Planning Services
Planning, Development & Economic Growth Department
Pasco County
P 727-380-2899
West Pasco Government Center
8731 Citizens Drive, Suite 200
New Port Richey, FL 34654
jreinbold@pascocountyfl.net
www.pascocountyfl.net

From: Sean Craft <SCraft@rizzetta.com>
Sent: Friday, February 20, 2026 11:15 AM
To: Joseph Reinbold <jreinbold@pascocountyfl.net>
Cc: Robert Dvorak <rdvorak@bdiengineers.com>; Erin McCormick <erin@emccormicklaw.com>
Subject: RE: [EXTERNAL]JEN Partners Project Question

Good morning Mr. Reinbold,

While the meeting minutes will not be adopted until the March 18th meeting, I can tell you that while the pressure issue was resolved the Board decided at this week's meeting to cease discussions with JEN Partners due to several concerns such as the disruption the project would have caused to several homeowners on Porforio Place, concerns over potential long term impacts to those same homeowners, potential environmental impacts to the community, and also what the district deemed to be insufficient financial compensation being offered by JEN Partners. If you would like me to send you the audio file I would be happy to do so as it takes up the entire first hour of this week's meeting. Just let me know if

so or if this email is sufficient. Thank you.

Sean Craft
District Manager
Rizzetta & Company

813.994.1001
SCraft@rizzetta.com



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From: Joseph Reinbold <jreinbold@pascocountyfl.net>
Sent: Friday, February 20, 2026 10:03 AM
To: Sean Craft <SCraft@rizzetta.com>
Subject: [EXTERNAL]JEN Partners Project Question

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Good morning,

My name is Joseph Reinbold, I am a Planner here in Pasco County. I am handling a review of a potential rezoning and single-family development to the west of Talavera, across Kent Grove Dr. I know there is a proposed development directly north of Talavera

as well. My question is only concerning the one to the west and if that is what the JEN Partners Project was about. The applicant is under a different name, but they are proposing that they would be connecting to Talavera's water/wastewater system. Our own utilities department had told them that there were pressure issues as it was and that was not a viable option. If that was what the JEN Partners Project was about, what is the status of that? I saw that it is on the February 18th meeting agenda that you all just had. I was curious as to if you all were going to be okay with them connecting and providing any easements necessary. I looked to see if there were any minutes or documents online but was unable to find anything. I appreciate your assistance with this.

Thank you,

Joseph Reinbold, CNU-A
Planner II
Planning Services
Planning, Development & Economic Growth Department
Pasco County
P 727-380-2899
West Pasco Government Center
8731 Citizens Drive, Suite 200
New Port Richey, FL 34654
jreinbold@pascocountyfl.net
www.pascocountyfl.net

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CUSA18A7

From: Erin McCormick
To: Robert Dvorak; Sean Craft
Subject: RE: [EXTERNAL]JEN Partners Project Question
Date: Wednesday, March 18, 2026 5:57:01 PM
Attachments: image014.png
image017.png
image018.png
image019.png
image020.png
image021.png
image022.png
image023.png
image024.png
image025.png
image026.png
image027.png
image028.png

Okay, thanks Robert

Erin McCormick
Law, PA
Erin McCormick, Esq.
3314 Henderson Boulevard
Suite 100 D
Tampa, Florida 33609
Tel: (813) 579-2653
erin@emccormicklaw.com

From: Robert Dvorak <rdvorak@bdiengineers.com>
Sent: Wednesday, March 18, 2026 2:31 PM
To: Erin McCormick <erin@emccormicklaw.com>; Sean Craft <SCraft@rizzetta.com>
Subject: RE: [EXTERNAL]JEN Partners Project Question

Erin.....I don't have a contact in utilities, but I'll check with the other guys and let you know.

I was on the phone when you called but not sure why it didn't go to voicemail.

Robert Dvorak, PE
Project Manager

536 4th Ave. S, Unit 4
St. Petersburg, Fl 33701
M: (727) 420-0804
E: rdvorak@bdiengineers.com
www.bdiengineers.com

From: Erin McCormick <erin@emccormicklaw.com>
Sent: Wednesday, March 18, 2026 1:40 PM
To: Robert Dvorak <rdvorak@bdiengineers.com>; Sean Craft <SCraft@rizzetta.com>
Subject: RE: [EXTERNAL]JEN Partners Project Question

Robert,

I just tried calling you, and your phone rang but did not go to voice mail. I am thinking we may want to set up a meeting with the Pasco County Utilities staff that is involved with the review of the JEN application. We may also want to include Joseph Reinbold to see if he would like to participate. Do you have a contact at the Pasco County Utilities Department that we can reach out to about this?

Erin McCormick Law, PA
Erin McCormick, Esq.
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From: Robert Dvorak <rdvorak@bdiengineers.com>
Sent: Tuesday, March 17, 2026 3:28 PM
To: Sean Craft <SCraft@rizzetta.com>
Cc: Erin McCormick <erin@emccormicklaw.com>
Subject: RE: [EXTERNAL]JEN Partners Project Question

Sean……note 1.a. also says that the District shall be responsible for maintenance of Tracts 1 and 2 and that said tracts 'shall be for the benefit of the individual lot owners, tenants, and their assigns'. There is no mention of either tract being used for the benefit of any other party.

Not my area of expertise but if I think of anything else to share, I'll let you know.

Thanks Robert

Robert Dvorak, PE
Project Manager

BDi ENGINEERING

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M: (727) 420-0804
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From: Sean Craft <SCraft@rizzetta.com>
Sent: Friday, March 13, 2026 10:22 AM
To: Robert Dvorak <rdvorak@bdiengineers.com>
Cc: Erin McCormick <erin@emccormicklaw.com>
Subject: FW: [EXTERNAL]JEN Partners Project Question

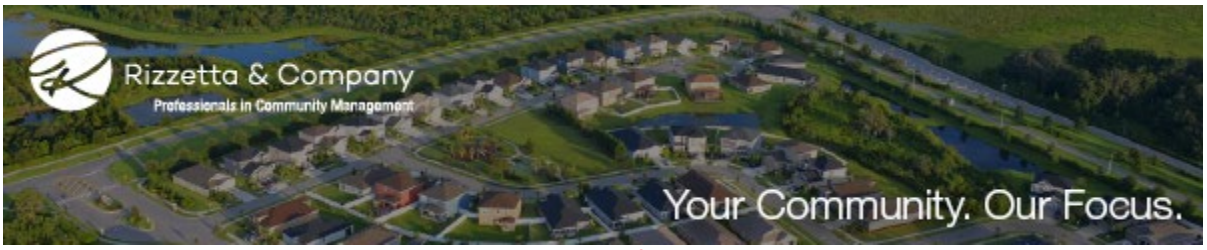
Good morning Robert,

Hope you are doing well. As a follow-up to the voicemail I'd left yesterday, Erin is interested in your opinion on this new development at Talavera. If you can please let us know your thoughts on this and how to respond to Mr. Reinbold when you have a moment, that would be greatly appreciated.

Thank you,

Sean Craft
District Manager
Rizzetta & Company

813.994.1001
SCraft@rizzetta.com



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From: Joseph Reinbold <jreinbold@pascocountyfl.net>
Sent: Thursday, March 12, 2026 10:19 AM
To: Sean Craft <SCraft@rizzetta.com>
Cc: Robert Dvorak <rdvorak@bdiengineers.com>; Erin McCormick <erin@emccormicklaw.com>
Subject: RE: [EXTERNAL]JEN Partners Project Question

Good morning Sean,

Hope all is well with you, and I appreciate your previous assistance. I sat in on a meeting between our Public Utilities department (water) and the applicants with the Mitras (JEN Tampa) rezoning to the west. I was initially just sitting in the meeting to see what their other options were for utility connections. I was made aware by the applicants of a potential scenario where they could still connect to the Talavera system where they proposed. I do want to say and be clear that our utilities department still does not appear to agree with any connection there. The applicants are claiming, and further researching, that the potential for them to still connect, regardless of CDD approval, is based on the dedication language in the subdivision plat. I have attached relevant excerpts of the plat for ease of reference. Summarized, Tract 2 which is on the west side of the Porforio cul-de-sac, allows among other things for utility easement. I was curious as to if there were any other mechanisms in place that would still prevent connection?

Thank you,

Joseph Reinbold, CNU-A

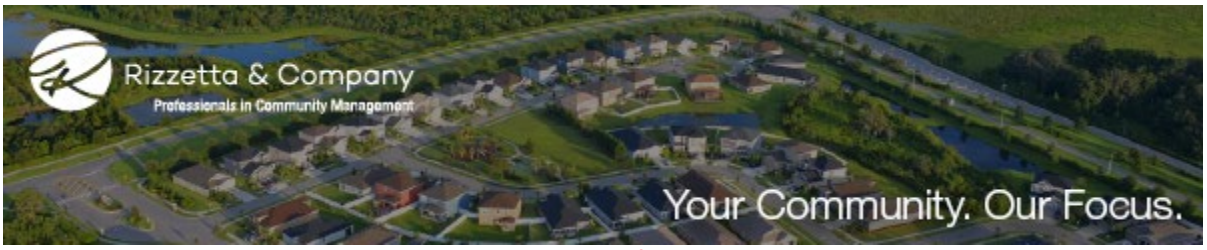
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From: Sean Craft <SCraft@rizzetta.com>
Sent: Friday, February 20, 2026 11:20 AM
To: Joseph Reinbold <jreinbold@pascocountyfl.net>
Cc: Robert Dvorak <rdvorak@bdiengineers.com>; Erin McCormick <erin@emccormicklaw.com>
Subject: RE: [EXTERNAL]JEN Partners Project Question

My pleasure Joseph. Have a great weekend as well.

Sean Craft
District Manager
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From: Joseph Reinbold <jreinbold@pascocountyfl.net>
Sent: Friday, February 20, 2026 11:18 AM
To: Sean Craft <SCraft@rizzetta.com>
Cc: Robert Dvorak <rdvorak@bdiengineers.com>; Erin McCormick <erin@emccormicklaw.com>
Subject: RE: [EXTERNAL]JEN Partners Project Question

That is all I needed to know. I really appreciate you getting back to me so quickly.

Have a great weekend.

Thank you,

Joseph Reinbold, CNU-A
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From: Sean Craft <SCraft@rizzetta.com>
Sent: Friday, February 20, 2026 11:15 AM
To: Joseph Reinbold <jreinbold@pascocountyfl.net>
Cc: Robert Dvorak <rdvorak@bdiengineers.com>; Erin McCormick <erin@emccormicklaw.com>
Subject: RE: [EXTERNAL]JEN Partners Project Question

Good morning Mr. Reinbold,

While the meeting minutes will not be adopted until the March 18th meeting, I can tell you that while the pressure issue was resolved the Board decided at this week's meeting to cease discussions with JEN Partners due to several concerns such as the disruption the project would have caused to several homeowners on Porforio Place, concerns over potential long term impacts to those same homeowners, potential environmental impacts to the community, and also what the district deemed to be insufficient financial compensation being offered by JEN Partners. If you would like me to send you the audio file I would be happy to do so as it takes up the entire first hour of this week's meeting. Just let me know if

so or if this email is sufficient. Thank you.

Sean Craft
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From: Joseph Reinbold <jreinbold@pascocountyfl.net>
Sent: Friday, February 20, 2026 10:03 AM
To: Sean Craft <SCraft@rizzetta.com>
Subject: [EXTERNAL]JEN Partners Project Question

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Good morning,

My name is Joseph Reinbold, I am a Planner here in Pasco County. I am handling a review of a potential rezoning and single-family development to the west of Talavera, across Kent Grove Dr. I know there is a proposed development directly north of Talavera

as well. My question is only concerning the one to the west and if that is what the JEN Partners Project was about. The applicant is under a different name, but they are proposing that they would be connecting to Talavera's water/wastewater system. Our own utilities department had told them that there were pressure issues as it was and that was not a viable option. If that was what the JEN Partners Project was about, what is the status of that? I saw that it is on the February 18th meeting agenda that you all just had. I was curious as to if you all were going to be okay with them connecting and providing any easements necessary. I looked to see if there were any minutes or documents online but was unable to find anything. I appreciate your assistance with this.

Thank you,

Joseph Reinbold, CNU-A
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