

HERITAGE SPRINGS
COMMUNITY DEVELOPMENT
DISTRICT

CDD

3/14/2025

STEVEN WERTOVITCH CHAIRMAN H.S. CDD

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WHAT IS A CDD ?

**A LOCAL UNIT OF SPECIAL PURPOSE
GOVERNMENT – FLORIDA STATE**

**IT'S A TAX DISTRICT FORMED BY A
DEVELOPER TO FUND
INFRASTRUCTURE ITEMS IN A
COMMUNITY THE DEVELOPER IS
GOING TO BUILD**

**IT REDUCES INITIAL HOME PRICES
BECAUSE THE DEVELOPER DOESN'T
HAVE TO BORROW \$ TO CREATE
INFRASTRUCTURE AND THEN PAY
INTEREST ON THE LOANS**

**ONCE A CDD IS CREATED IT SELLS BONDS
TO GENERATE \$ TO FUND ITEMS LIKE
PONDS, STORM WATER DRAINAGE
SYSTEMS AND AMENITIES**

**EXAMPLE: IN H.S. CDD BOND MONEY WAS
USED TO CREATE OUR SANITARY SEWER
SYSTEMS BUT WAS LATER TURNED OVER
TO PASCO COUNTY, SO THERE'S NO
ONGOING MAINTENANCE RESPONSIBILITY**

**THE STORM WATER DRAINAGE SYSTEM
AND STORMWATER POND MAINTENANCE
ARE THE PRIMARY CDD RESPONSIBILITIES**

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**THERE IS ONE ADDITIONAL
ITEM FOR THE CDD**

**THE ELECTRIC BILL FOR ALL THE
COMMON GROUND LAMP POSTS IS PAID
FOR BY THE CDD**

**THIS IS BECAUSE THE WIRING AND
TRANSFORMERS FOR ALL THE
LAMPOSTS WAS PAID FOR BY CDD
BOND MONEY**

**THE LAMPOSTS/LAMPS ARE LEASED
FROM DUKE ENERGY, WHO IS
RESPONSIBLE FOR THEIR MAINTENANCE**

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**WHY DOESN'T THE CDD SELL MORE
BONDS AND USE THE MONEY TO FIX
THINGS UP IN HS ?**

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**IF BOND MONEY IS USED FOR 'THINGS'
THOSE 'THINGS' BECOME 'PUBLIC'
EXAMPLE: IF NEW CDD BOND MONEY
WAS USED TO REPAVE HS ROADS**

- 1. OWNERSHIP OF THE ROADS WOULD
HAVE TO BE XFERRED TO THE CDD**
- 2. HS LOSES THE ABILITY TO HAVE A
CONTROLLED ACCESS COMMUNITY
BECAUSE OF THE REQUIREMENT TO
MAKE THE ROADS 'PUBLIC'**
- 3. HERITAGE SPRINGS HOMEOWNERS
BECOME RESPONSIBLE FOR THE
INTEREST PAYMENTS ON THE BONDS**

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**A 'SEAT' ON THE BOARD OF SUPERVISORS
IS A STATE ELECTED POSITION
TERM OF OFFICE IS 4 YEARS. THERE ARE 5
SUPERVISOR SEATS ON THE BOARD**

**CURRENT SUPERVISORS
STEVE WERTOVITCH, JOE DEPOMPA,
BOB JOHNSTONE, LES ELWONGER
AND KEN MCEWAN**

**THE RESPONSIBILITY OF THE CDD IS TO
MAINTAIN AND MANAGE THE STORM
WATER DRAINAGE SYSTEM ITEMS
THAT WERE BUILT
BY CDD BOND MONEY**

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**THE CDD CANNOT LEGALLY
OPERATE ON ANY GROUND, LAND
OR STORM WATER DRAINAGE FUNCTION
NOT BUILT OR ACQUIRED BY CDD
BOND MONEY
IE: DRAINAGE ISSUES BETWEEN HOMES**

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**A BUDGET IS SET IN AUGUST FOR
REVENUE AND EXPENSE**

**OUR FISCAL YEAR IS OCTOBER 1 TO
SEPTEMBER 30**

**FLORIDA STATUTE #190 GOVERNS CDD
MEETINGS AND COMMUNICATIONS
BETWEEN SUPERVISORS AND OTHERS**

**CDD RULES ARE DIFFERENT THAN HOA
RULES, THEY'RE MORE RESTRICTIVE
SUPERVISORS CANNOT DISCUSS
BETWEEN THEMSELVES OR WITH OTHERS
ITEMS THAT HAVE NOT BEEN
DISCUSSED AT A PREVIOUS CDD MTG
MEETING**

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**THE CDD EMPLOYS A MANAGEMENT
COMPANY TO INSURE WE COMPLY WITH
FL. STATUTE #190 AND OTHER STATE
MANDATED REQUIRMENTS**

**THEY RUN OUR MEETINGS, KEEP MINUTES
AND MANAGE THE CDD'S WEBSITE
'HERITAGESPRINGSCDD.COM'**

**THIS IS WHERE YOU CAN FIND ITEMS
LIKE BUDGETS, GENERAL INFO, AUDITS,
BOARD INFO**

**“INFRAMARK INFRASTRUCTURE
MANAGEMENT SERVICES”**

**DAVID WENCK - DISTRICT MANAGER
813-991-1116 X-102**

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**THE CDD EMPLOYS A POND
MAINTENANCE COMPANY TO SPRAY AND
MAINTAIN PONDS
THEY MONITOR POND CONDITIONS AND
ACT TO TRY TO ELIMINATE PROBLEMS
BEFORE THEY OCCUR**

**ALL PONDS IN HERITAGE SPRINGS ARE
INSPECTED MONTHLY AND SPRAYED
ON AN AS NEEDED BASIS FOR ALGAE,
SURFACE OR SUB SURFACE VEGETATION
AND CLARITY**

TIGRIS AQUATIC SERVICES

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**CDD REVENUES ARE DERIVED FROM
ASSESSMENTS ON EACH HOMEOWNER LOT**

**THE CDD IS RESPONSIBLE FOR
COLLECTING ASSESSMENTS AND PAYING
THE INTEREST ON THE BONDS**

**THIS IS DONE VIA THE YEARLY PASCO
COUNTY REAL ESTATE TAX BILLS**

**THE YEARLY ASSESSMENT COVERS 2
ITEMS**

INTEREST ON BONDS (DEBT)

+

OPERATION + MAINTENANCE EXPENSES

3/14/2025

CDD BONDS

SERIES 1999

BOND ISSUANCE DATE : OCTOBER 1999

AMOUNT OF BOND \$1,190,000

REFINANCED INTO A NEW BOND SERIES

IN JUNE 2008 MATURED MAY 2021

SERIES 2006

BOND ISSUANCE DATE: AUGUST 2006

AMOUNT OF BOND \$1,660,000

TERM 20 YEARS

MATURITY MAY 2026

O/M \$ ASSESSMENT CONTINUES

THE CURRENT BREAK OUT OF THE CDD ASSESSMENT

SERIES 2006 BONDS **MATURES 2026**

O/M	\$383.75	DEBT	\$198.63
TOTAL	\$582.38	YEARLY	
		MTH	\$48.53

SERIES 2008 BONDS **MATURED 5/2021**

NOW	\$383.75	O/M YEARLY	NO DEBT
		MTH	\$23.64

HOW DOES THE CDD OPERATE ?

**THE CDD DIVIDES THE COMMUNITY UP
INTO QUADRANTS**

**EACH SUPERVISOR HAS A QUADRANT TO
INSPECT AND MONITOR FOR ISSUES THAT
MAY NEED SOME FORM OF ATTENTION**

**PROBLEMS CAN/SHOULD BE BROUGHT
TO THE CDD'S ATTENTION VIA THE
'GREEN SHEET' PROCESS**

**THE HERITAGE SPRINGS STORM WATER
DRAINAGE SYSTEM IS MADE UP OF**

**STORM WATER PONDS AND
STORMWATER POND BANKS**

**STREET STORM WATER DRAINAGE
INLETS**

STREET STORM WATER GUTTERS

**UNDERGROUND STORM WATER
DRAINAGE PIPES**

**STORM WATER WETLANDS AND
STORM WATER WEIRS**

3/14/2025

Type of Structure/Pipe	Total	Total Replacement Cost	Current Depreciated Value
18" RCP	12,727	\$636,350	\$526,049
24" RCP	11,744	\$763,360	\$631,044
30" RCP	9,052	\$724,160	\$598,639
36" RCP 2 MILES	11,008	\$1,100,800	\$909,995
42" RCP	2,980	\$447,000	\$369,520
48" RCP	5,801	\$928,160	\$767,279
54" RCP	1,474	\$265,320	\$219,331
60" RCP	2,142	\$471,240	\$389,558
29"x45" ERCP	769	\$99,970	\$82,642
34"x53" ERCP	214	\$32,100	\$26,536
38"x60" ERCP	550	\$93,500	\$77,293
43"x68" ERCP	415	\$83,000	\$68,613
48"x76" ERCP	989	\$257,140	\$212,569
12" HDPE	1,431	\$71,550	\$52,947
15" HDPE	145	\$7,975	\$5,902
18" HDPE	406	\$24,360	\$18,026
24" HDPE	1,557	\$124,560	\$92,174
6" PVC	48	\$1,200	\$888
24" PVC	77	\$5,775	\$4,274
Gutter 25 MILES	133,000	\$3,325,000	\$2,748,667
Type A Inlet	85	\$212,500	\$175,667
Type A-1 Inlet	33	\$92,400	\$76,384
Type A-2 Inlet	157	\$549,500	\$454,253
Type C Inlet	6	\$16,800	\$13,888
Type D Inlet	106	\$339,200	\$280,405
Type E Inlet	1	\$3,500	\$2,893
Type Mod. J-010 Inlet	70	\$350,000	\$289,333
Storm MH - Type J	58	\$348,000	\$287,680
18" FES - Concrete	12	\$15,600	\$12,896
18" FES - Concrete (Note 1)	7	\$16,100	\$13,309
24" FES - Concrete	10	\$18,000	\$14,880
24" FES - Concrete (Note 1)	6	\$16,800	\$13,888
30" FES - Concrete	9	\$16,200	\$13,392
30" FES - Concrete (Note 1)	2	\$6,000	\$4,960
36" FES - Concrete	9	\$18,900	\$15,624
36" FES - Concrete (Note 1)	4	\$14,000	\$11,573
42" CMP FES	3	\$7,050	\$5,828
42" CMP FES (Note 1)	1	\$3,800	\$3,141
48" CMP FES	4	\$11,000	\$9,093
48" CMP FES (Note 1)	5	\$21,250	\$17,567
54" FES - Concrete	1	\$3,500	\$2,893
60" FES - Concrete	2	\$9,600	\$7,936
48"x76" FES - Concrete	3	\$15,600	\$12,896
Concrete Flume	214	\$214,000	\$176,907
Concrete Weir	23	\$46,000	\$38,027
Control Structure	16	\$256,000	\$211,627
Concrete Endwall - Index 250	0	\$0	\$0
Concrete Endwall (Note 2)	14	\$86,800	\$71,755
12" Drain Basin	10	\$5,000	\$3,700
15" Drain Basin	0	\$0	\$0
18" Drain Basin	22	\$17,600	\$13,024
24" Drain Basin	13	\$13,000	\$9,620
18" Brick and Mortar Plug	1	\$500	\$370
24" Brick and Mortar Plug	3	\$2,400	\$1,776
30" Brick and Mortar Plug	5	\$6,000	\$4,440
36" Brick and Mortar Plug	1	\$1,500	\$1,110
TOTALS		\$12,216,620	\$10,074,683

1 - with energy dissipator, sump & skimmer
 2 - per Index 250 w/ aluminum handrail

**THE CDD REPRESENTS HERITAGE
SPRINGS IN EXTERNAL STORM WATER
DRAINAGE MEETINGS AND TASK FORCES
WE CONTRIBUTED SIGNIFICANTLY TO THE
ANCLOTE WEST/DUCK SLOUGH
DRAINAGE FLOODING TASK FORCE WHICH
WAS RUN BY PASCO COUNTY**

**WE ARE REPRESENTED AT SOUTH WEST
FLORIDA WATER MANAGEMENT DISTRICT
(SWFWMD) TASK FORCES.**

**PASCO COUNTY STORM WATER MASTER
PLAN UPDATE
GEOSYNTEC CONSULTANTS
PASCO COUNTY 2/2024 – 8/2025**

3/14/2025

**WE INVITE ALL OF YOU TO ATTEND THE
CDD
MEETINGS
THEY ARE HELD AT THE CLUBHOUSE**

**THE CDD'S WEB SITE
HERITAGESPRINGSCDD.COM**

**MEETING MINUTES AND SCHEDULES
ARE POSTED THERE**

STEVEN WERTOVITCH – CHAIRMAN

HSCDD4@GMAIL.COM

3/14/2025

**GENERAL
STORM WATER
DRAINAGE FLOW
IN H.S.
+
DUCK SLOUGH
DRAINAGE BASIN**

3/14/2025

STEVEN WERTOVITCH CHAIRMAN H.S. CDD

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FLOW OF STORM AND GROUND WATER

ENTERS

**EAST, SOUTHEAST AND NORTHEAST
NEWER COMMUNITIES
THE PARK LAKE
FROM THE FRONT OF STARKEY RANCH
THE PUBLIX**

EXITS

**TO THE NORTHWEST UNDER THE
BRIDGE AT GARDENLAKES BLVD
NORTH UNDER TRINITY BLVD
GOES WEST AND UNDER LITTLE ROAD
AT SOUTHSTATE BANK**



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**TWO PUMPS ON LITTLE RD.
EAST AND WEST SIDE
NEAR SOUTHSTATE BANK
PROVIDED BY PASCO COUNTY**

**PASCO CTY STARTS THEM UP WHEN A
RAIN EVENT IS FORECASTED
NOT WHILE IT'S RAINING
THEY PUMP WATER FROM THE WEST
SIDE AND EAST SIDE OF LITTLE ROAD
THIS PUMPED WATER NOW BYPASSSES
THOUSAND OAKS AND OTHER
NEIGHBORHOODS
THIS PROVIDES ROOM FOR WATER TO
FLOW OUT OF HERITAGE SPRINGS**

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**H.S AND THE TRINITY STORM WATER
DRAINAGE SYSTEM**

WAS NOT

**DESIGNED WITH THE CURRENT
GROUND CONDITIONS
CLIMATE CONDITIONS
OR
DRAINAGE CONDITIONS**

**AS INPUT FOR
CONSTRUCTION OF HOMES
OR FOR DESIGNS OF STORM WATER
DRAINAGE SYSTEMS**

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TRINITY WAS ORGINALLY PLANNED EARLY 1990'S

**WATER CONDITIONS WERE
RADICALLY DIFFERENT
WELL FIELDS WERE BEING PUMPED OUT
GROUND WATER LEVELS MUCH LOWER
RAINFALL AMOUNTS WERE
DIFFERENT IN OCCURRENCE/DURATION
SEASONS WERE DIFFERENT
OUR DRAINAGE SYSTEMS WERE
ORIGINALLY DESIGNED AND
PERMITTED USING
COMPUTER 'MODELS' FOR CONDITIONS
THAT DO NOT EXIST TODAY**

3/14/2025

**SWFWMD'S VIEW OF THE WORLD
IS 'HYDRATION'**

**KEEP THE WATER ON THE GROUND LONG
PERIODS OF TIME TO REPLENISH THE AQUIFER
AND ABSORB POLLUTANTS**

**THEREFORE DESIGNS BACK THEN CREATED MANY
INTERCONNECTED PONDS AND
WETLANDS WITH 'WEIRS' TO SLOW THE
MOVEMENT OF WATER THROUGH THE
DRAINAGE SYSTEM**

**IN CERTAIN CONDITIONS THIS DOESN'T WORK
REAL WELL ANYMORE**

**OVER DEVELOPMENT CONTINUES TO
REMOVE PERMEABLE GROUND
PASCO STOPPED PUMPING IN WELL FIELDS
GROUND WATER LEVELS HAVE RISEN
SEASONS/CLIMATE HAVE CHANGED**

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YOU CAN'T REDESIGN DRAINAGE SYSTEMS ON THE FLY

**AT TIMES THE HS CDD IS FORCED INTO
TRYING TO MODIFY
THE SYSTEMS, WHEN REQUIRED AND
POSSIBLE FROM**

'HYDRATION' TO 'CONVEYANCE'

**BEFORE WATER LEVELS ARE REACHED
THAT MAY CAUSE FLOODING
MOVE WATER OUT AS QUICKLY AS
POSSIBLE TO AVOID FLOODING
WITHIN LIMITS**

DID YOU KNOW STREETS ARE DESIGNED TO FLOOD ?

**STREET DRAINAGE IS DESIGNED TO
ACCOMMODATE A CERTAIN AMOUNT OF
RAINFALL OVER A CERTAIN AMOUNT OF
TIME**

**ABOVE THAT THE WATER WILL BACKUP
ON THE STREETS UNTIL THE SYSTEM
CAN DRAIN THE WATER AWAY
THESE DESIGN POINTS ARE KNOWN AS
5 YEAR, 10 YEAR, 25 YEAR, 50 YEAR
AND 100 YEAR
STORM EVENTS**

**IN FROM OTHER COMMUNITIES, HILLS
CTY + RAIN**



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IN FROM OTHER COMMUNITIES, HILLS. CTY + RAIN



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EXAMPLES OF ONGOING CDD PROGRAMS

**REMOVE FALLEN LIMBS AND TREES THAT
IMPEDE WATER FLOW FROM WETLANDS
TO RESTORE ORIGINAL FLOW
EX: WARRINGTON WAY WETLAND**

POND SPRAYING

**REPAIR OF STREET INLETS
AND PIPES**

**REVIEW OF DOCUMENTATION OF POND
BANKS, BOUNDARIES AND
DIMENSIONS**

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EXAMPLES OF 'ONE OF A KIND' CDD PROJECTS

REPAIR OF DEPRESSIONS CAUSED BY LEAKING/BROKEN UNDERGROUND STORM WATER PIPES

POND BANK RECLAMATION AND RESTORATION

3/14/2025



PALM BREEZE VILLAGE

LAKESTONE VILLAGE

171-D

NATURE'S PLACE VILLAGE

FOUNTAIN VIEW ESTATES

172-A

CYPRESS BEND ESTATES

LAKE FOREST ESTATES

171-A

180-D

173-A

180-J

180-E

WINDING WILLOW VILLAGE

INSTALLATION OF ELECTRIC SUMP PUMP – WALSTONE CT

**THE WETLAND WATER BACKS UP INTO THE
CUL D'SAC DURING INTENSE RAINFALL
BECAUSE THE STREET ELEVATION IS CLOSE TO
THE ELEVATION OF THE WETLAND
THIS RESULTS IN FLOODING OF THE CUL D'SAC
REQUIRED**

**TRENCHING +ELECTRIC LINE INSTALL
3 SEPARATE PROPERTY EASEMENTS
DUKE ENERGY + SWFWMD PERMISSION
CONSTRUCTION OF BERM AROUND SUMP
POST WITH ELECTRIC METER
CDD RESPONSIBLE FOR ELECTRIC BILL AND
MAINTENANCE COSTS**

3/14/2025



Q + A

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STEVEN WERTOVITCH CHAIRMAN H.S. CDD

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