

***NORTH AR-1 OF PASCO  
COMMUNITY DEVELOPMENT DISTRICT***

***Advanced Meeting Package***

***Public Hearing & Regular Meeting***

***Date/Time:***

***Thursday, August 3, 2023  
6:00 P.M.***

***Location:***

***Hilton Garden Inn  
26640 Silver Maple Parkway  
Wesley Chapel, Florida 33544***

***Note: The Advanced Meeting Package is a working document and thus all materials are considered DRAFTS prior to presentation and Board acceptance, approval or adoption.***

# North AR-1 of Pasco Community Development District

c/o BREEZE

1540 International Parkway, Suite 2000

Lake Mary, FL 32746

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Board of Supervisors  
North AR-1 of Pasco Community Development District

Dear Supervisors:

A Meeting of the Board of Supervisors of the North AR-1 of Pasco Community Development District is scheduled for **Thursday, August 3, 2023 at 6:00 P.M.** at the **Hilton Garden Inn, 26640 Silver Maple Parkway, Wesley Chapel, Florida 33544.**

The advanced copy of the agenda for the meeting is attached along with associated documentation for your review and consideration. Any additional support material will be distributed at the meeting.

The agenda items are for immediate business purposes and for the health and safety of the community. Staff will present any reports at the meeting. If you have any questions, please contact me. I look forward to seeing you there.

Sincerely,

*Heather Dilley*

Heather Dilley  
District Manager  
813-566-4663

CC: Attorney  
Engineer  
District Records

Board of Supervisors:  
Mike Lawson- Chairman  
Doug Draper- Vice Chairman  
Lori Price- Assistant Secretary  
Christie Ray- Assistant Secretary  
Kelly Evans- Assistant Secretary

Staff:  
Heather Dille- District Manager  
Patricia Thibault- District Manager  
John Vericker- District Counsel  
Vivek Babbar- District Counsel  
Tonja Stewart- District Engineer  
Colette Fuller- Community Director

**NORTH AR-1 OF PASCO COMMUNITY DEVELOPMENT DISTRICT**  
**Thursday, August 3, 2023 at 6:00 P.M.**

Hilton Garden Inn  
26640 Silver Maple Parkway  
Wesley Chapel, Florida 33544

**Dial In:** +1 312-626-6799  
**Meeting ID:** 283 184 3050  
**Passcode:** 54321

***Public Hearing & Regular Meeting Agenda***

- I. Roll Call**
- II. Audience Comments** – *(limited to 3 minutes per individual on agenda items)*
- III. Business Matters**
  - A. Consideration for Adoption of **Resolution 2023-06 to Repeal Resolution 2023-01**, Delegating Award for Project Area Three **Exhibit 1**
    - **Resolution 2023-01**, Delegating Award for Project Area Three **Exhibit 2**
  - B. Presentation of Engineers Report **Exhibit 3**
  - C. Presentation of the Special Assessment Methodology Report **Exhibit 4**
  - D. Consideration for Adoption of **Resolution 2023-07**, Delegating Award for Project Area Three **Exhibit 5**
    - Exhibit A – Form of Purchase Contract **Exhibit 6**
    - Exhibit B – Form of Supplemental Indenture **Exhibit 7**
    - Exhibit C – Form of Preliminary Limited Offering Memorandum **Exhibit 8**
    - Exhibit D – Form of Continuing Disclosure Agreement **Exhibit 9**
  - E. Consideration for Adoption of **Resolution 2023-08**, Designating Officers **Exhibit 10**

- F. FY 2023-2024 Budget Public Hearing**
- Open Public Hearing
  - Presentation of the FY 2023-2024 Budget **Exhibit 11**
    - Affidavit of Publication- 1<sup>st</sup> Publication July 7, 2023 **Exhibit 12**
    - Affidavit of Publication- 2<sup>nd</sup> Publication July 14, 2023 **Exhibit 13**
  - Public Comments
  - Close Public Hearing
- G. Consideration for Adoption of Resolution 2023-09, Adopting the FY 2023-2024 Budget** **Exhibit 14**
- FY 2023-2024 Budget **Exhibit 15**
- H. FY 2023-2024 Levying O&M Assessments Public Hearing**
- Open Public Hearing
  - Public Comments
  - Close Public Hearing
- I. Consideration for Adoption of Resolution 2023-10, Levying and Imposing the O&M Assessments for the FY 2023-2024 Budget** **Exhibit 16**
- Exhibit A- FY 2023-2024 Budget **Exhibit 17**
  - Exhibit B- Developer Budget Funding Agreement **Exhibit 18**
- J. Consideration for Adoption of Resolution 2023-11, Setting the Meeting Schedule for FY 2023-2024** **Exhibit 19**
- K. Consideration and Award of Phase 4A Construction Services Contract**
- Presentation of Request for Proposals Advertisement for Construction Services **Exhibit 20**
  - Presentation of Bid Proposal Instructions **Exhibit 21**
  - Consideration of Developers Evaluation Criteria **Exhibit 22**
  - Presentation of Summary of Bid Proposals **Exhibit 23**
    - BRW Contracting **Exhibit 24**
    - Kearney **Exhibit 25**
    - RCS **Exhibit 26**
    - RIPA **Exhibit 27**

**IV. Consent Agenda**

- A. Consideration for Approval – The Regular Meeting Minutes of the Board of Supervisors Held June 1, 2023 **Exhibit 28**
- B. Consideration for Approval the Minutes of the Board of Supervisors Regular Meeting Held June 6, 2023 **Exhibit 29**
- C. Ratification of Contracts
  - Adopted Resolution 2023-05, Recommended Order for a Bid Protest **Exhibit 30**
  - District Contractor Agreement- Angeline Grand Live Oak Blvd.- \$2,877,730.00 **Exhibit 31**
  - Cost Share Agreement Between North AR-1 of Pasco Community Development District and Angeline Master Homeowners Association, Inc. **Exhibit 32**

**V. Staff Reports**

- A. District Manager
- B. District Counsel
- C. District Engineer

**VI. Audience Comments – New Business – (limited to 3 minutes per individual)**

**VII. Supervisor Requests**

**VIII. Adjournment**