

**Board of Supervisors:**

Vicki Shuster - Chairperson  
Randy Bach - Vice Chairperson  
John Bowersox - Assistant Secretary  
Edmund Radigan - Assistant Secretary  
Cynthia Gustavel - Assistant Secretary

**District Staff:**

Heather Dilley - District Manager  
Jerry Edwards – Field Manager  
Cari Webster - District Counsel  
Tonja Stewart - District Engineer

## K Bar Ranch Community Development District

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### Special Meeting Agenda

Wednesday, October 29, 2025 at 6:00 P.M.

K-Bar Ranch II Amenity Center, located at 10820 Mistflower Lane, Tampa, FL 33647

Zoom:

Dial In: +1 312-626-6799

Meeting ID: 625 984 6853

Passcode: 54321

Dear Supervisors:

A meeting of the Board of Supervisors of the K Bar Ranch Community Development District is scheduled for **Wednesday, October 29, 2025, at 6:00 p.m.** at the **K-Bar Ranch II Amenity Center, located at 10820 Mistflower Lane, Tampa, FL 33647.**

The following is the agenda for this meeting for your review and consideration. The Advanced Meeting Package is a working document, and thus all materials are considered drafts. Any additional support material will be distributed at the meeting.

1. Roll Call
2. Audience Comments – (limited to 3 minutes per individual for agenda items)
3. Business Items

A. Discussion of Landscape and Irrigation Maintenance Services

➤ Presentation of Solicitation for Bids Project Manual

[Exhibit 1](#)

- Affidavit of Publication – October 17, 2025

[Exhibit 2](#)

➤ Initial Term Pricing

- Fieldstone Landscape Services - \$189,988.00
- Floralawn - \$271,845.28
- Florida Commercial Care - \$166,350.00
- RedTree Landscape Systems - \$167,700.00
- Steadfast Contractors Alliance - \$182,995.00
- Yellowstone Landscape - \$178,680.00
- Juniper Landscaping - \$185,040.00

**District Office:**

Kai  
2502 N. Rocky Point Dr.  
Suite 1000, Tampa, FL 33607

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➤ Presentation of Proposals

- Fieldstone Landscape Services [Exhibit 3](#)
- Floralawn [Exhibit 4](#)
- Florida Commercial Care [Exhibit 5](#)
- RedTree Landscape Systems [Exhibit 6](#)
- Steadfast Contractors Alliance [Exhibit 7](#)
- Yellowstone Landscape [Exhibit 8](#)
- Juniper Landscaping [Exhibit 9](#)

4. Supervisors Requests

5. Audience Comments – New Business – (limited to 3 minutes per individual for non-agenda items)

6. Adjournment

We look forward to seeing you at the meeting. In the meantime, if you have any questions or would like to obtain a copy of the full agenda, please do not hesitate to call us at 813-565-4663.

Sincerely,

Heather Dilley  
District Manager

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