

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

***Advanced Meeting Package***

***Regular Meeting***

***Date/Time:***

***Tuesday, September 9, 2025***

***6:00 P.M.***

***Location:***

***Hilton Garden Inn***

***2155 Northpointe Pkwy***

***Lutz, Florida 33558***

***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 Kai**

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

**813-565-4663**

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 **Tuesday, September 9, 2025, at 6:00 P.M.** at the **Hilton Garden Inn, 2155 Northpointe Pkwy, Lutz, Florida 33558.**

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,

*Larry Krause*

Larry Krause

District Manager

813-565-4663

CC: Attorney  
Engineer  
District Records

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

**Date of Meeting:** Tuesday, September 9, 2025

**Time:** 6:00 P.M.

**Location:** Hilton Garden Inn  
2155 Northpointe Pkwy,  
Lutz, Florida 33558

**ZOOM:** <https://us02web.zoom.us/j/3900480969>

Dial in: +1 305 224 1968

Meeting ID: 390 048 0969

Passcode: 54321

Mute/Unmute: \*6

Supervisor	Position	
Michael Lawson	Chairman	
Doug Draper	Vice Chairman	
Lori Price	Assistant Secretary	
Christie Ray	Assistant Secretary	
Kelly Evans	Assistant Secretary	

## ***Regular Meeting Agenda***

*For the full agenda packet, please contact [angeline@hikai.com](mailto:angeline@hikai.com)*

### **I. Call to Order / Roll Call**

### **II. Audience Comments – (limited to 3 minutes per individual on agenda items)**

### **III. Administrative Items**

- A. Consideration for Approval of the August 12, 2025, Regular Meeting and  
Public Hearing Minutes

**Exhibit 1**

### **IV. Vendor & Staff Updates**

- A. District Engineer

- B. District Counsel

- C. Field Service Manager

1. Safety Culture Report conducted on August 28, 2025

**Exhibit 2**

2. Consideration/Approval of Towing Agreement with 813 Towing  
Service, LLC

**Exhibit 3**

- D. District Manager

1. Presentation: Quarterly Compliance Website Audit Report

**Exhibit 4**

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

### **VI. Supervisor Requests**

### **VII. Adjournment**