

Cobblestone Community Development District

Board of Supervisors:

Tatiana Pagan, Chairman
Aaron Spinks, Vice Chairman
John Blakley, Assistant Secretary
Lee Thompson, Assistant Secretary
Jared Rossi, Assistant Secretary

Staff:

Bryan Radcliff, District Manager
Erin McCormick, District Counsel
Tonja Stewart, District Engineer

Public Hearing and Regular Meeting Agenda Wednesday, July 30, 2025 – 10:00 a.m.

The Public Hearing and Regular Meetings of Cobblestone Community Development District will be held at **The SpringHill Suites by Marriott Tampa Suncoast Parkway located at 16615 Crosspointe Run, Land O' Lakes, FL 34638.**

Microsoft Teams Meeting: [Join the meeting now](#)

Meeting ID: 288 118 779 426 2 **Call in (audio only):** +1 (646) 838-1601

Passcode: 46EC3xs7 **Phone Conference ID:** 258 297 363#

1. Call to Order/Roll Call

2. Public Comment Period

3. Business Items

A. Capital Improvement Revenue Bonds, Series 2025

1. Supplement to Investment Banking Agreement
2. Consideration of Updated District Engineer's Report
3. Consideration of Master Assessment Methodology Report
4. Consideration of Resolution 2025-__; Declaring Special Assessments
5. Consideration of Resolution 2025-__; Setting a Public Hearing to Consider Special Assessments

4. Recess to Public Hearings

5. Public Hearing on Adopting FY2026 Proposed Operations Budget

- A. Open Public Hearing on Adopting FY2026 Proposed Operations Budget
- B. Staff Presentations
- C. Public Comment
- D. Consideration of Resolution 2025-__; Adopting the FY2026 Budget

District Office:

Pan Am Circle, Suite 300
Tampa, FL 33607
(813) 873-7300

Meeting Location:

In person: 16615 Crosspointe Run, Land O' Lakes, FL
Participate remotely: Microsoft Teams [Join the meeting now](#)
OR dial in for audio only (646) 838-1601
Meeting ID: 288 118 779 426 2
Passcode: 46EC3xs7

- E. Close Public Hearing on Adopting FY2026 Proposed Budget
- F. Consideration of Resolution 2025-__ ; Assessment Resolution
- G. Consideration of Budget Funding Agreement Between M/I Homes of Tampa, LLC and Cobblestone CDD

6. Recess and Return to Regular Meeting

7. Business Items

- A. Consideration of Resolution 2025-__ ; Adoption of FY2026 Meeting Schedule
- B. Acceptance of FY2024 Audit
- C. HEP Proposal for Environmental Consulting Services Aquatic Plant Management – Herbicide Control
- D. HEP Proposal for Environmental Consulting Services Aquatic Plant Management – Herbicide Control
 - 1. 2014 Aerial Photograph
- E. Discussion of Drainage Issue
- F. Ratification of Steadfast Alliance Proposal #SCA2021
- G. Acceptance of Traffic Signal for Conveyance to the CDD and Associated Matters
 - 1. Fourth Amendment to the Acquisition Agreement
 - 2. Bill of Sale for the Traffic Signal Improvements
 - 3. Special Warranty Deed with Drainage and Access Easements and Landscape and Fence Easements Phase 2

8. Consent Agenda Items

- A. Approval of Meeting Minutes (*May 28, 2025 Regular Meeting Minutes*)
- B. Acceptance of Financials
 - 1. May 2025
 - 2. June 2025
- C. Acceptance of the Check Registers
 - 1. May 2025
 - 2. June 2025
- D. Consideration of Operations and Maintenance Reports
 - 1. May 2025
 - 2. June 2025

Cobblestone Community Development District

Board of Supervisors:

Tatiana Pagan, Chairman
Aaron Spinks, Vice Chairman
John Blakley, Assistant Secretary
Lee Thompson, Assistant Secretary
Jared Rossi, Assistant Secretary

Staff:

Bryan Radcliff, District Manager
Erin McCormick, District Counsel
Tonja Stewart, District Engineer

9. Staff Reports

A. District Counsel

B. District Engineer

C. District Manager

1. Field Inspection Report (*June*)

2. Field Inspection Report (*July*)

3. Discussion of Access Company

10. Other Business, Updates, and Supervisor Comments**11. Adjournment****District Office:**

Pan Am Circle, Suite 300
Tampa, FL 33607
(813) 873-7300

Meeting Location:

In person: 16615 Crosspointe Run, Land O' Lakes, FL
Participate remotely: Microsoft Teams [Join the meeting now](#)
OR dial in for audio only (646) 838-1601
Meeting ID: 288 118 779 426 2
Passcode: 46EC3xs7