

**BOARD OF COUNTY COMMISSIONERS, PASCO COUNTY, FLORIDA  
REGULAR MEETING/REZONINGS**

**ANNOTATED AGENDA**

**SEPTEMBER 3, 2025**

**PREPARED IN THE OFFICE OF  
NIKKI ALVAREZ-SOWLES, Esq., CLERK & COMPTROLLER**

**THE MINUTES WERE PREPARED IN AGENDA ORDER  
AS PUBLISHED AND NOT IN THE ORDER  
IN WHICH THE ITEMS WERE HEARD**

**10:00 A.M.**

**HISTORIC PASCO COUNTY COURTHOUSE, BOARD ROOM 2<sup>ND</sup> FLOOR  
37918 MERIDIAN AVENUE, DADE CITY, FL 33525**

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|                                |                                                                                                                                                                                                                                                      |
|--------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>County Commissioners</b>    | Honorable Kathryn Starkey, Chairman, District 3<br>Honorable Jack Mariano, Vice Chairman, District 5<br>Honorable Seth Weightman, Second Vice-Chairman,<br>District 2<br>Honorable Ronald E. Oakley, District 1<br>Honorable Lisa Yeager, District 4 |
| <b>Clerk &amp; Comptroller</b> | Honorable Nikki Alvarez-Sowles, Esq.<br><b>Rep. by Ms. Heather Grimes,</b><br><b>Chief Administrative Officer, Deputy Clerk</b>                                                                                                                      |
| <b>County Administrator</b>    | Mike Carballa, P.E.                                                                                                                                                                                                                                  |
| <b>County Attorney</b>         | Jeffrey N. Steinsnyder, Esq.                                                                                                                                                                                                                         |

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**Call To Order**

Chairman Starkey called the meeting to order at 10:14 a.m.

**Invocation  
Pledge of Allegiance**

A moment of silence was held for a County Employee who had recently passed away.

A Chaplain gave the Invocation.

Ms. Grimes led the Pledge of Allegiance to the Flag.

## **Roll Call**

Ms. Grimes called the roll. All Commissioners were present.

## **Public Comment**

Citizens are given an opportunity to comment on items listed on the Agenda by participating via WebEx during the meeting or attending in person. A WebEx pre-registration process can be found on the Public Comment Options page and must be completed to participate. Citizens may also comment on items listed on the Agenda in person inside the Board Room. The Board will take Public Comment on items on this agenda. It is requested that when you address the Board, that comments are not directed personally against a commissioner or team member, but rather directed at the issues. This provides mutual respect between the board members and the public.

Chairman Starkey reviewed the procedures to be followed and called for public comment.

Ms. Kimberly Gibbs and Pastor Troy Pederson spoke regarding the Belmont Condominiums; transportation issues; unrestrained development; an increase in accidents; communications with County Staff; a traffic signal scheduled for 2027 but the need for it sooner; a request for other traffic calming measures; infrastructure; the Chaplain's prayer; dreams; Bible verses; the upcoming Care Fest event; Elderly Nutrition and projects; Somebody Cares Pasco; Code Enforcement in the cities; and permitting concerns.

## **Resolutions**

### **Commissioners Items - Commissioner Oakley**

RS1      A Resolution By The Board Of County Commissioners Of Pasco County, Florida, Expressing Appreciation To Laura Weeks For Over Thirty-Six Years Of Exceptional Service To Pasco County  
**File Number**      CAO25-5162  
**Comm. Dist.**      All  
**Recommendation**      Approve

Approved to adopt.

### **Commissioners Items - Chairman Starkey**

- RS2      A Resolution By The Board Of County Commissioners Of Pasco County, Florida, Declaring September 20, 2025, As Keep Pasco Beautiful Cleanup Day In Pasco County  
**File Number**      CAO25-5147  
**Comm. Dist.**      All  
**Recommendation**      Approve

Approved to adopt.

### **Commissioners Items - Commissioner Yeager**

- RS3      A Resolution By The Board Of County Commissioners Of Pasco County, Florida, Honoring Joseph Marina For His Service To The Citizens Of Pasco County And Congratulating Him On His Retirement  
**File Number**      CAO25-5161  
**Comm. Dist.**      All  
**Recommendation**      Approve

Approved to adopt.

### **Consent**

Approved the Consent Agenda with the exception of Agenda Item C18 which was pulled for discussion or revision and Agenda Item C17 which had been withdrawn.

### **District Three - Commissioner Starkey**

- C4      A Resolution By The Board Of County Commissioners Of Pasco County, Florida, Honoring Patrick Phillips For 32 Years Of Dedicated Service To Pasco County And Congratulating Him On His Retirement  
**File Number**      CAO25-5159  
**Comm. Dist.**      All  
**Recommendation**      Approve

### **Constitutional Officers - Clerk and Comptroller**

- C5      Quarterly Investment Portfolio Summary Report for the Quarter Ended June 30, 2025  
**File Number**      CO25-0153  
**Comm. Dist.**      All  
**Recommendation**      Approve

**Constitutional Officers - Clerk - Financial Matters**

- C6 Specific Approvals, General Warrants, Payroll Items, And Transfer Authorizations, Including Those Previously Approved By The Chairman/Vice-Chairman Since The Last Regular Meeting Of The Board Of County Commissioners  
**File Number** CO25-0154  
**Comm. Dist.** All  
**Recommendation** Approve

**Legislative/Administrative - County Administrator**

- C7 Cooperative Purchase and Budget Amendment – Carahsoft Technology Corp. – County Administration – Zencity Software and Services – \$190,000.00  
**File Number** CA25-5058  
**Comm. Dist.** All  
**Recommendation** Approve

**Legislative/Administrative - County Attorney**

- C8 Second Amendment to 2020 Agreement with Clear Channel Outdoor, LLC, for the Removal and Conversion of Billboards pursuant to Section 70.20, Florida Statutes  
**File Number** CAO25-2701  
**Comm. Dist.** 1, 4, 5  
**Recommendation** Approve
- C9 Agreement for County Exercise of Traffic Control Jurisdiction – Pasco County and Mitchell Ranch Community Development District - Authorize Agreement – No Funding Required  
**File Number** CAO25-0006  
**Comm. Dist.** 3  
**Recommendation** Approve
- C10 Proposed Settlement With The Plaintiff In The Amount Of \$120,000 In The Case Of Miguel Flecha v. Pasco County, Case No.: 512023CA001091CAAXWS  
**File Number** CAO25-2011  
**Comm. Dist.** All  
**Recommendation** Approve

### **Internal Services - Emergency Management**

- C11 Department of Homeland Security (DHS) Emergency Operations Center Grant Program Agreement #R1289 - Florida Division of Emergency Management (FDEM) — Federal Award Identification: EMA2024-EO-05017; CFDA # 97.052 – \$4,000,000.00  
**File Number** OEM25-0015  
**Comm. Dist.** All  
**Recommendation** Approve

### **Internal Services - Facilities Management**

- C12 Accept Deeds and Adopt Resolution Cancelling Taxes – LNR3 AIV, LLC – Connerton Village 4 Phase 6 – Ehren Cutoff and Collier Parkway – No Funding Required  
**File Number** FAC25-0167  
**Comm. Dist.** 2  
**Recommendation** Approve
- C13 Resolution Cancelling Taxes – The James H. English Trust dated February 2, 1999 – Old Pasco Road Widening, from C.R. 54 to North of Sonny Drive – No Funding Required  
**File Number** FAC25-0202  
**Comm. Dist.** 2  
**Recommendation** Approve
- C14 Accept Warranty Deed and Adopt Resolution Cancelling Taxes – EPG Two Rivers QOZP, LLC – US HWY 301 (Gall Blvd.) – No Funding Required  
**File Number** FAC25-0179  
**Comm. Dist.** 1  
**Recommendation** Approve

### **Internal Services - Fleet Management**

- C15 First Amendment to Integrated Supply Agreement – Genuine Parts Company (d/b/a NAPA Auto Parts) – Fleet Supply Chain, Parts, and Inventory Management – No Funding Required  
**File Number** FM25-0021  
**Comm. Dist.** All  
**Recommendation** Approve

**Internal Services - Information Technology**

- C16 Exempt Purchase – State of Florida Department of Management Services (The SUNCOM Network) – Network Voice and Data Carrier Services– \$300,000.00  
**File Number** IT25-0034  
**Comm. Dist.** All  
**Recommendation** Approve

**Internal Services - Office of Management and Budget**

- C17 Budget Amendment - Transfer from Water & Wastewater Unit Fund Reserves - Public Infrastructure Branch, Utilities Operations & Maintenance Department - Ensure Adequate Funding through Remainder of Fiscal Year 2025 for Liquid Sodium Hypochlorite 12.5% Usage - \$484,338.00  
**File Number** OMB25-0066  
**Comm. Dist.** All  
**Recommendation** Approve

The item was withdrawn.

- C18 Budget Amendment and Resolution - Recognize Grant Funding - Public Services, Office of Disaster Recovery Resources - Provide Community Development Block Grant Disaster Recovery (CDBG-DR) Funding for Expenses Related to the Better Future Action Plan - \$585,704,000.00  
**File Number** OMB25-0068  
**Comm. Dist.** All  
**Recommendation** Approve

Approved Staff's recommendation.

**Internal Services - Purchasing**

- C19 Classification, Sale, and Disposal of Surplus County Property – No Funding Required  
**File Number** PU25-0035  
**Comm. Dist.** All  
**Recommendation** Approve

### **Public Infrastructure - Fiscal and Business Administration**

- C20 Pasco County Special Assessment Write-off of Uncollectible Accounts Receivable of Certain Special Assessments Instituted Prior to Fiscal Year 2006 – Policy Number 700-05, OMB – No Funding Required  
**File Number** PIFBA25-0551  
**Comm. Dist.** All  
**Recommendation** Approve

### **Public Infrastructure - Public Works**

- C21 Task Order No. SMO25-023 – Geosyntec Consultants, Inc. – Preliminary Engineering Report for Baileys Bluff-Treasure Cove District Canals Dredging (CE-1009) – \$337,260.00  
**File Number** PW25-0069  
**Comm. Dist.** 3, 5  
**Recommendation** Approve
- C22 Railroad Crossing Maintenance Reimbursement – CSX Transportation, Inc. – Annual Maintenance Costs for Grade Crossing of Automatic Traffic Control Devices – \$150,000.00  
**File Number** PW25-0071  
**Comm. Dist.** All  
**Recommendation** Approve
- C23 Award of Bid No. IFB-CA-25-087 – J and V Fence LLC d/b/a Big Jerry's Fencing of Tampa – As Needed Residential Fence Installation & Repair Services – \$379,000.00  
**File Number** PW25-0075  
**Comm. Dist.** All  
**Recommendation** Approve
- C24 Award of Bid No. IFB-KM-25-092 – Asphalt Millings Inc d/b/a AMI Recycling & Services – As Needed Rubble for Ditch Lining – \$128,000.00  
**File Number** PW25-0081  
**Comm. Dist.** All  
**Recommendation** Approve
- C25 Task Order No. SMO25-025 – AECOM Technical Services, Inc. – Professional Landscape Design Services for Medians on Little Road from Ridge Road to U.S. Highway 19 under Piggyback Agreement – \$241,378.00  
**File Number** PW25-0072  
**Comm. Dist.** 4, 5  
**Recommendation** Approve

- C26 Change Order No. 2 to Agreement for Solicitation No. IFB-KM-22-123 – Vortex Infrastructure Services, LLC – As Needed Restoration of Stormwater Conveyance Systems – \$1,700,000.00

**File Number** PW25-0058

**Comm. Dist.** All

**Recommendation** Approve

**Public Infrastructure - Solid Waste**

- C27 First Amendment to Agreement – Trademark Metals Recycling LLC – Sale of White Goods and Other Scrap Metal Materials – No Funding Required

**File Number** SW25-0514

**Comm. Dist.** All

**Recommendation** Approve

**Public Infrastructure - Transportation Engineering**

- C28 Task Order No. TED25-0355 – Cumbey and Fair, Inc. – Survey and Mapping Services for Lake Patience Road from Sunlake Boulevard to U.S. Highway 41/Land O' Lakes Boulevard – \$347,904.56

**File Number** TED25-0355

**Comm. Dist.** 4

**Recommendation** Approve

- C29 State Funded Grant Agreement – Florida Department of Transportation – Right of Way Acquisition Activities on Old Pasco Road from North of Wesley Chapel Boulevard to North of Sonny Drive – \$3,050,558.00 Local Funding and \$1,377,992.00 Grant Funding

**File Number** TED25-0362

**Comm. Dist.** 2

**Recommendation** Approve

- C30 First Amendment to Encroachment Agreement – Florida Gas Transmission Company, LLC (FGTC) and Pasco County – Construction, Operation, and Maintenance of a 24-Inch Potable Water Main and a 20-Inch Reclaimed Water Main Along Ridge Road (Sunlake Boulevard to U.S. Highway 41) Crossing the Existing FGTC Easement – \$10.00

**File Number** TED25-0359

**Comm. Dist.** 2, 4

**Recommendation** Approve



### **Public Infrastructure - Utilities**

- C31 Award of Bid No. IFB-BW-25-073 – Vortex Solutions LLC and SAK Construction, LLC – As Needed Cured-in-Place-Pipe (CIPP) Mainline Installation – Multi-Year Award – \$10,674,066.00  
**File Number** UTOM25-0657  
**Comm. Dist.** All  
**Recommendation** Approve
- C32 Exempt Purchase – PSI Technologies Inc. – Wilo Assorted Pumping Equipment – \$770,000.00  
**File Number** UTOM25-0571  
**Comm. Dist.** All  
**Recommendation** Approve
- C33 First Amendment to Agreement No. IFB-KM-24-056 – BLD Services LLC and Rowland (DE), LLC – As Needed Cured-in-Place Pipe (CIPP) Sewer Lateral Pipelining Services – Multi-Year Award – \$600,000.00  
**File Number** UTOM25-0677  
**Comm. Dist.** All  
**Recommendation** Approve
- C34 Exempt Purchase – Southeastern Florida Pump LLC d/b/a Southeastern Pump – Barnes Pumps and Replacement Parts, Various Models/Part Numbers – \$330,000.00  
**File Number** UTOM25-0563  
**Comm. Dist.** All  
**Recommendation** Approve

### **Public Safety - Fire Rescue**

- C35 Exempt Purchase – Various Vendors – Medical Supplies, Medical Equipment, and Pharmaceuticals – \$3,000,000.00  
**File Number** FR25-2011  
**Comm. Dist.** All  
**Recommendation** Approve
- C36 General Services Administration Purchase - State Industrial Products Corporation - As Needed Cleaning and Sanitizing Products - \$195,000.00  
**File Number** FR25-1724  
**Comm. Dist.** All  
**Recommendation** Approve

- C37 Approve the Agreement for Emergency Air Ambulance Service and Prehospital Blood Supply with Florida Health Sciences Center, Inc. d/b/a Aeromed and Pasco County - No Funding Required

**File Number** FR25-3016

**Comm. Dist.** All

**Recommendation** Approve

**Public Services - Animal Services**

- C38 Exempt Purchase – Various Vendors – Sterilization Services for Spay Neuter in Pasco (SNIP) Program – Various Veterinarians and Veterinary Clinics – \$174,000.00

**File Number** AS25-0021

**Comm. Dist.** All

**Recommendation** Approve

- C39 Exempt Purchase – Various Vendors – Medical Supplies, Medical Equipment, and Pharmaceuticals for Animals – \$343,996.00

**File Number** AS25-0020

**Comm. Dist.** All

**Recommendation** Approve

**Public Services - Community Services**

- C40 Award of Bid No. IFB-SV-25-080 – Family Owned Service Company, Inc. dba International Cremation & Funeral Care – As-Needed Unclaimed and Indigent Cremation Services – Multi-Year Award - \$689,070.00

**File Number** HS25-0009

**Comm. Dist.** All

**Recommendation** Approve

**Regular**

**Public Services - Community Development**

- R41 (10:30 A.M. Time Certain) Housing Voucher Presentation

**File Number** CD25-0186

**Comm. Dist.** All

**Recommendation** Presentation Only

The item was for information only.

### **Internal Services - Purchasing**

R42      Review County's Denial of Eligibility to Protest Award of Solicitation No. IFB-CA-25-086 – As-Needed Sod – Megascapes Landscape Services, Inc. – \$1,410,000.00  
**File Number**      PU25-0041  
**Comm. Dist.**      All  
**Recommendation**      Approve

Approved Staff's recommendation.

### **Updates from Chairman-Appointed Boards and Committees**

The updates were provided under Miscellaneous Business.

### **Miscellaneous Business - District One - Commissioner Oakley**

- Commissioner Oakley spoke regarding the pipeline to the south Hillsborough Wellfield project recommended to the Tampa Bay Water Board in 2023, how long it would take, where they were currently, and next steps.

Discussion was held regarding multiuse paths; the corridor; the lack of recreational options; the water pressure; that it took a long time to approve; when construction was expected to begin and be completed; working through issues; other members on the Tampa Bay Water Board; high water levels; the reservoir; minerals that had to be removed; water treatment; a lawsuit; and the desal plant.

### **Miscellaneous Business - District Two - Commissioner Weightman**

- Commissioner Weightman spoke regarding the recent PEDC (Pasco Economic Development Council) meeting, the new Chair, and the upcoming annual awards banquet.
- He spoke regarding the collective effort for the Kirkland Ranch acquisition, partnerships, acres preserved, potential recreational opportunities, the current cattle lease, and appreciation to the Kirkland family.

Discussion was held regarding the District; a letter from Tampa Bay Water to the State pertaining to AmSkills; and that Kirkland Ranch was part of the AmSkills program.

### **Miscellaneous Business - District Three - Commissioner Starkey**

- Chairman Starkey spoke regarding Keep Pasco Beautiful and their website.
- She displayed pictures and spoke regarding the site visit to G&H and Space Florida with Congressman Bilirakis and Congressman Bilirakis speaking with the City of New Port Richey pertaining to congressional allocations for senior housing.

Discussion was held regarding a location being changed and a senior center on the parcel.

- She displayed pictures and spoke regarding the Elfers Spur Trail Extension Connection Ribbon Cutting.
- She displayed pictures and spoke regarding being a guest judge for the Chopped Competition.
- She displayed pictures and spoke regarding tires being required to be kept in a covered location, issues caused by rules not being followed, that it wasn't being kept up on, and examples on US 19.
- She displayed pictures and spoke regarding the Florida Governor's Conference on Tourism in Orlando.
- She displayed pictures and spoke regarding new electrical poles being put in while leaving the old ones and wanting Staff to reach out to Duke Energy about it.
- She spoke regarding her TDC (Tourism Development Council) update, the new sports facilities companies beginning management operations at the Wiregrass Sports Complex.
- She spoke regarding agreeing that new sand was needed at SunWest Park, a discussion she saw online about a park in Moon Lake, that parks needed to be funded, and maintenance issues.

#### **Miscellaneous Business - District Four - Commissioner Yeager**

- Commissioner Yeager spoke regarding working with the Lighthouse for the Visually Impaired and Blind and the Deaf and Hard of Hearing Services on hurricane shelters, schools being utilized, appropriate signage, a contract with an interpreter, and seeking funding for iPads.

Discussion was held regarding public entities getting new iPads every so often and potentially asking for a donation.

- She displayed pictures and spoke regarding visiting three preschools with the Early Learning Coalition.
- She displayed pictures and spoke regarding the Premier Community HealthCare Breakfast.

#### **Miscellaneous Business - District Five - Commissioner Mariano**

- Commissioner Mariano displayed pictures and spoke regarding the Premier Community HealthCare Breakfast.
- He displayed pictures and spoke regarding the recent Beach Tennis Tournament at SunWest Park, drainage issues, sand quality issues, and that Staff was looking to it.

Discussion was held regarding where the teams played; water in the fields; drainage; sand quality; and an injury.

#### **Miscellaneous Business - County Administrator**

- No items.

#### **Miscellaneous Business - County Attorney**

- No items.

#### **Miscellaneous Business - Clerk and Comptroller**

- No items.

### **Miscellaneous Business - Sheriff**

- Absent.

**THE BOARD RECESSED AT 12:00 P.M. AND RECONVENED AT 1:31 P.M.**

### **Public Hearings**

#### **Proposed Ordinances at 1:30 p.m.**

- P43      An Ordinance Amending Pasco County Ordinance No. 21-40 Contracting And Expanding The Boundaries Of Two Rivers North Community Development District Pursuant To Chapter 190, Florida Statutes; Providing For Miscellaneous Provisions; Providing For An Effective Date.  
**File Number**            PDE25-0173  
**Comm. Dist.**            1  
**Recommendation**   Continuation Requested

Approved to continue to the October 7, 2025 Board of County Commissioners meeting at 1:30 p.m. in Dade City.

- P44      An Ordinance Amending The Pasco County Comprehensive Plan; Providing For A Small-Scale Comprehensive Plan Amendment To The Future Land Use Map (Map 2-15 And Sheet 08) From AG/R (Agricultural/Rural) To RES-1 (Residential 1 - Du/Ga) On Approximately 19.69 Acres Of Real Property Located On The North Side Of Blanton Road Approximately 2,150 Feet East Of The Intersection Of Blanton Road And Trilby Road; And A Text Amendment Creating Subarea Policy FLU 7.1.86 – Blanton Road MRS; And Map Amendment To The Future Land Use Map 2-9 Adding Subarea Map 2-9(86) Blanton Road MRS; And Providing For Additional Text Amendments As Necessary For Internal Consistency; Providing For A Repealer, Severability, And An Effective Date.  
**File Number**            PDE25-0395  
**Comm. Dist.**            1  
**Recommendation**   Continuation Requested

Approved to continue to the November 12, 2025 Board of County Commissioners meeting at 1:30 p.m. in Dade City.

P45        An Ordinance Amending Pasco County Ordinance No. 21-41 Contracting And Expanding The Boundaries Of The Two Rivers West Community Development District Pursuant To Chapter 190, Florida Statutes; Providing For Miscellaneous Provisions; Providing For An Effective Date.  
**File Number**        PDE25-0184  
**Comm. Dist.**        1  
**Recommendation** Continuanace Requested

Approved to continue to the October 7, 2025 Board of County Commissioners meeting at 1:30 p.m. in Dade City.

P46        An Ordinance Amending Pasco County Ordinance No. 24-09 Contracting The Boundaries Of The Two Rivers East Community Development District Pursuant To Chapter 190, Florida Statutes; Providing For Miscellaneous Provisions; Providing For An Effective Date.  
**File Number**        PDE25-0166  
**Comm. Dist.**        1  
**Recommendation** Approve

Approved to adopt by a roll call vote.

P47        An Ordinance by the Pasco County Board Of County Commissioners Amending the Pasco County Land Development Code; Amending Chapter 100 to Create Section 106.6, Amendments After August 1, 2024; and Other Sections, as Necessary, for Internal Consistency; Providing for Applicability; Repealer; Providing for Severability; Inclusion Into the Land Development Code, and an Effective Date.  
**File Number**        PDE25-0425  
**Comm. Dist.**        All  
**Recommendation** No Action Required

No action was required as this was the first Public Hearing. The Adoption Hearing was scheduled for the September 16, 2025 Board of County Commissioners meeting in New Port Richey.

**Public Hearings at 1:30 p.m.**

Mr. Steinsnyder reviewed the procedures to be followed.

Ms. Grimes swore in those who planned to present testimony.

Approved the Public Hearing Consent Agenda which included Agenda item P52.

P48        A Resolution By The Board Of County Commissioners Of Pasco County, Florida, Revising The Water, Wastewater And Reclaimed Water Rates, Fees, And Charges; And Providing An Effective Date  
**File Number**        UT25-0689  
**Comm. Dist.**        All  
**Recommendation**   Approve

Approved Staff's recommendation.

P49        A Resolution By The Board Of County Commissioners Of Pasco County, Florida, Establishing Annual Disposal Assessments, Tipping Fees, And Other Rates, Fees, And Charges For Funding The Solid Waste Disposal And Resource Recovery System Pursuant To The Pasco County Code Of Ordinances, Chapter 90, Article III; Authorizing Preparation Of Annual Disposal Assessment Roll, And Preparation Of Appropriate Bills And The Certification Of The Assessment Roll  
**File Number**        SW25-0682  
**Comm. Dist.**        All  
**Recommendation**   Approve

Approved Staff's recommendation.

P50        Zoning Amendment (Continuance) - Murphy Road MPUD – Oakley Pasco County Property Trust, et al.– Rezoning Request from R-MH Mobile Home District and A-R Agricultural Residential District to MPUD Master Planned Unit Development District to Allow for the Development of 672 Single Family Detached Units and Platted Townhomes and Associated Infrastructure on Approximately 118.82 Acres Located in South Eastern Pasco County  
**File Number**        PDE25-7666  
**Comm. Dist.**        1  
**Recommendation**   Continuance Requested

Approved to continue to the October 7, 2025 Board of County Commissioners meeting at 1:30 p.m. in Dade City.



P51        Zoning Amendment (Consent) - Grove at Wesley Chapel MPUD Master Planned Unit Development - Mishorim Huntsville, LLC, et al. - A Rezoning Request From an MPUD Master Planned Unit Development to an MPUD Master Planned Unit Development to Amend the Conditions of Approval Allowing for the Development of 275 Multi-Family Units and Associated Infrastructure on Approximately 165.16 Acres  
**File Number**            PDE25-7864  
**Comm. Dist.**            2  
**Recommendation** Approval with Conditions

Approved to receive and file documents submitted by Mr. William Vermillion.

Approved Staff's recommendation with Commissioner Mariano voting nay.

P52        Zoning Amendment (Consent) – One Lacoochee Center – Change in Zoning from A-C Agricultural District, R-3 Medium Density Residential District, R-4 High Density Residential District, and MF-1 Multiple-Family Medium District to I-1 Light Industrial Park District – East Pasco County – North of Cummer Road, South of State Road 575, East of Pine Products Road, and West of Bower Road – Containing Approximately 7.93 acres  
**File Number**            PDE25-7873  
**Comm. Dist.**            1  
**Recommendation** Approve

Approved as part of the Public Hearing Consent Agenda.

## **Noted Items**

Agenda Items N53 through N91 were noted.

## **Agendas and Minutes**

N53        Housing Finance Authority (HFA) Meeting Minutes – October 4, 2024  
**File Number**            NI25-1064  
**Comm. Dist.**            All  
**Recommendation** Receive and File

N54        Housing Finance Authority (HFA) Meeting Minutes – December 5, 2024  
**File Number**            NI25-1065  
**Comm. Dist.**            All  
**Recommendation** Receive and File

N55      Transportation Disadvantaged Local Coordinating Board (TDLCB)  
Meeting Minutes – December 12, 2024  
**File Number**            NI25-1066  
**Comm. Dist.**            All  
**Recommendation**   Receive and File

N56      Transportation Disadvantaged Local Coordinating Board (TDLCB)  
Meeting Minutes – May 23, 2025  
**File Number**            NI25-1067  
**Comm. Dist.**            All  
**Recommendation**   Receive and File

N57      Transportation Disadvantaged Local Coordinating Board (TDLCB)  
Meeting Minutes – February 27, 2025  
**File Number**            NI25-1068  
**Comm. Dist.**            All  
**Recommendation**   Receive and File

**Miscellaneous**

N58      Change Order No. 4 for Time Extension Only – U.S. Water Services  
Corporation – Pasco Aqua Utility System Improvements (PCU 20-003.00)  
(UTD25-0243)  
**File Number**            NI25-1002  
**Comm. Dist.**            1 & 5  
**Recommendation**   Receive and File

N59      Wesley Chapel Library – Task Order FM24-011 CAR No. 014 – Bandes  
Construction Co. Inc., – \$5,695.95 – July 16, 2025  
**File Number**            NI25-1011  
**Comm. Dist.**            All  
**Recommendation**   Receive and File

N60      Fire Rescue Station No. 2 - CAR No. CM-002 – Ajax Building Company,  
LLC., – \$15,635.00 – July 23, 2025  
**File Number**            NI25-1012  
**Comm. Dist.**            All  
**Recommendation**   Receive and File

N61      Fire Rescue Station No. 2 - CAR No. OC-001 – Ajax Building Company,  
LLC., – \$861.00 – July 21, 2025  
**File Number**            NI25-1014  
**Comm. Dist.**            All  
**Recommendation**   Receive and File

- N62 Allowance Authorization Release (AAR) No. 3 – Fleet Management Department McKendree Road Building Expansion – Bandes Construction Company, Inc. – \$19,841.87 – August 4, 2025  
**File Number** NI25-1013  
**Comm. Dist.** All  
**Recommendation** Receive and File
- N63 FAC25-1236 Jail Expansion - Moss & Associates - Budget Transfer BT0451 for Construction Change Directive CCD051 - \$122,947.22 - July 14, 2025  
**File Number** NI25-1015  
**Comm. Dist.** All  
**Recommendation** Receive and File
- N64 Task Order No. SM025-006 – Environmental Consulting & Technology, Inc. – Port Richey Northern Outfall Drainage Improvement Project – Construction Environmental Monitoring (PWM25-0004)  
**File Number** NI25-1044  
**Comm. Dist.** 5  
**Recommendation** Receive and File
- N65 Change Order No. 1 – Task Order No. SM024-011 – Environmental Consulting & Technology, Inc. – Alico Pass Regional Flood Abatement Design and Permitting – Time Extension Only (PWM25-0035)  
**File Number** NI25-1046  
**Comm. Dist.** 3  
**Recommendation** Receive and File
- N66 Change Order No. 1 to Agreement to Furnish Engineering Services – Geosyntec Consultants, Inc. – Time Extension for Final Engineering Design and Permitting for Dredging of Gulf Harbors and Hudson Communities (PWM25-0044)  
**File Number** NI25-1047  
**Comm. Dist.** 5  
**Recommendation** Receive and File
- N67 Additional Purchasing Authority – Megascapes Landscape and Maintenance, Inc. – As Needed Landscape Beautification and Maintenance Services (PWM25-0065)  
**File Number** NI25-1048  
**Comm. Dist..** All  
**Recommendation** Receive and File

- N68 Additional Purchase Authority and First Amendment to IFB-SN-22-071 – R&M Service Solutions, LLC – As Needed Hydrant Inspections and Repairs (UTOM25-0459)  
**File Number** NI25-1049  
**Comm. Dist.** All  
**Recommendation** Receive and File
- N69 First Amendment to IFB-KM-23-149 – Carl Hankins, Inc. d/b/a Sheppard Electrical Services – As Needed Electrical Services (UTOM25-0545)  
**File Number** NI25-1050  
**Comm. Dist.** All  
**Recommendation** Receive and File
- N70 First Amendment to IFB-KM-23-112 – CEC Motor & Utility Services, LLC – As Needed Pumps Overhaul and Related Equipment Repair Services for Water and Wastewater Systems (UTOM25-0455)  
**File Number** NI25-1051  
**Comm. Dist.** All  
**Recommendation** Receive and File
- N71 Basic Ordering Agreement - U.S. Immigration and Customs Enforcement (ICE) and Pasco County BOCC Corrections Department  
**File Number** NI25-1053  
**Comm. Dist.** All  
**Recommendation** Receive and File
- N72 Alternative Standard Request (Noted Item) - Locust Branch, LLC - Alternative Standard Request from Land Development Code Section 901.6.D.2, Pavement Width - Wiregrass S4 Collector Road - Located in Sections 20-21, Township 26 South, Range 20 East  
**File Number** NI25-1057  
**Comm. Dist.** All  
**Recommendation** Receive and File
- N73 Alternative Standard Request (Noted Item) - Locust Branch, LLC - An Alternative Standard Request from Land Development Code Section 901.7, Bicycle Facilities - Wiregrass S4 Collector Road - Located in Sections 20-21, Township 26 South, and Range 20 East  
**File Number** NI25-1058  
**Comm. Dist.** All  
**Recommendation** Receive and File

- N74      First Amendment to Agreement IFB-KM-22-168 – Greer Enterprises, LLC  
– As-Needed Household Battery Recycling Services (SW25-0422)  
**File Number**      NI25-1059  
**Comm. Dist.**      All  
**Recommendation** Receive and File
- N75      State Fiscal Year 2024-25 Low Income Pool Letter of Agreement –  
Premier Community HealthCare – Fully Executed November 22, 2024  
**File Number**      NI25-0285  
**Comm. Dist.**      All  
**Recommendation** Receive and File
- N76      FAC25-1211 - Jail Expansion - Moss & Associates - Potential Change  
Item (PCI) Budget Transfer BT0490 for Construction Change Directive  
CCD059 – Electrical - June 10, 2025  
**File Number**      NI25-1069  
**Comm. Dist.**      All  
**Recommendation** Receive and File
- N77      FAC25-1217 - Jail Expansion - Moss & Associates - Construction Change  
Directive CCD064 - Fire Protection, Detention, Specialty and Mechanical -  
June 19, 2025  
**File Number**      NI25-1070  
**Comm. Dist.**      All  
**Recommendation** Receive and File
- N78      FAC25-1229 - Jail Expansion - Moss & Associates - Potential Change  
Item (PCI) Budget Transfer BT0456 for CCD052 - Masonry, Drywall,  
Flooring, Specialties and Detention – July 10, 2025  
**File Number**      NI25-1071  
**Comm. Dist.**      All  
**Recommendation** Receive and File
- N79      FAC25-1230 - Jail Expansion - Moss & Associates - Potential Change  
Item (PCI) Budget Transfer BT0503 for CCD061 - Plumbing – July 10,  
2025  
**File Number**      NI25-1072  
**Comm. Dist.**      All  
**Recommendation** Receive and File
- N80      FAC25-1231 - Jail Expansion - Moss & Associates - Potential Change  
Item (PCI) Budget Transfer BT0517 for CCD063 – HVAC – July 10, 2025  
**File Number**      NI25-1073  
**Comm. Dist.**      All  
**Recommendation** Receive and File

- N81      FAC25-1232 - Jail Expansion - Moss & Associates - Potential Change Item (PCI) Budget Transfer BT0500 - Signage – July 10, 2025  
**File Number**      NI25-1074  
**Comm. Dist.**      All  
**Recommendation** Receive and File
- N82      FAC25-1233 - Jail Expansion - Moss & Associates - Potential Change Item (PCI) Budget Transfer BT0502 for Construction Change Directive CCD060 – Electrical – July 10, 2025  
**File Number**      NI25-1075  
**Comm. Dist.**      All  
**Recommendation** Receive and File
- N83      Hidden Creek North CDD – Annual Financial Audit Report – Fiscal Year Ended September 30, 2024 – July 16, 2025  
**File Number**      NI25-1076  
**Comm. Dist.**      All  
**Recommendation** Receive and File
- N84      Meadow Pointe IV CDD – Annual Financial Audit Report – Fiscal Year September 30, 2023 – July 26, 2024  
**File Number**      NI25-1077  
**Comm. Dist.**      All  
**Recommendation** Receive and File
- N85      PSC-2025-0283-CO-EQ – Docket No. 20250053-EQ - Duke Energy Florida, LLC – Issued July 21, 2025  
**File Number**      NI25-1078  
**Comm. Dist.**      All  
**Recommendation** Receive and File
- N86      Change Order No. 1 to Task Order No. TED25-0123 – AECOM Technical Services, Inc. (AECOM) – Moon Lake Area Sidewalks Design Services (TED25-0322)  
**File Number**      NI25-1091  
**Comm. Dist.**      4  
**Recommendation** Receive and File
- N87      Release of Maintenance Guarantee – Acceptance of Utility Improvements and Maintenance Guarantee – Pasco County Associates III, LLLP – Winding Ridge Phase 5 (PCU00-230.10) (UTD25-0155)  
**File Number**      NI25-0427  
**Comm. Dist.**      2  
**Recommendation** Receive and File

- N88      Release of Maintenance Guarantee – Acceptance of Utility Improvements and Maintenance Guarantee – North AR-1 of Pasco Community Development District and Len-Angeline, LLC – Angeline Phase 1C & 1D (PCU19-104.14) (UTD25-0156)  
         **File Number**            NI25-0428  
         **Comm. Dist.**           4  
         **Recommendation** Receive and File
- N89      Release of Maintenance Guarantee – Acceptance of Utility Improvements and Maintenance Guarantee – Len-Angeline, LLC and North AR-1 of Pasco Community Development District – Angeline Phase 1A (PCU19-104.04) (UTD25-0168)  
         **File Number**            NI25-0429  
         **Comm. Dist.**           4  
         **Recommendation** Receive and File
- N90      Release of Maintenance Guarantee – Acceptance of Utility Improvements and Maintenance Guarantee – Mirada Community Development District – Mirada – Parcel 17-2 (PCU15-107.09) (UTD25-0166)  
         **File Number**            NI25-0430  
         **Comm. Dist.**           1  
         **Recommendation** Receive and File
- N91      Release of Maintenance Guarantee – Acceptance of Utility Improvements and Maintenance Guarantee – Mirada Community Development District – Mirada – Parcel 18-2 (PCU15-107.10) (UTD25-0163)  
         **File Number**            NI25-0438  
         **Comm. Dist.**           1  
         **Recommendation** Receive and File

**Addendum**

There was none.

**Walk-Ons**

There were none.

**Post Meeting Materials**

To view post meeting materials, visit [www.pascocountyfl.net](http://www.pascocountyfl.net) and navigate to the Agendas and Minutes page.

**Adjourn**

The meeting adjourned at 3:41

Prepared by: Jessica L Faircloth, Records Clerk III, Board Records Division