

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

ANNOTATED AGENDA

JUNE 17, 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.

**WEST PASCO GOVERNMENT CENTER, BOARD ROOM
8731 CITIZENS DRIVE, NEW PORT RICHEY, FL 34654**

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

Call To Order

Chairman Starkey called the meeting to order at 10:02 a.m.

**Invocation
Pledge of Allegiance**

A Chaplain gave the Invocation

Chairman Starkey 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. Lauren Abercrombie and Mr. Brent Tilly spoke regarding elephant rides at the Renaissance Festival; the history of African slave treatment; the draft action plans; the ex parte sheets; the Pasco Day in Tallahassee; and a meeting with Chairman Starkey.

Resolutions

Commissioners Items - Commissioner Oakley

RS1	A Resolution By The Board Of County Commissioners Of Pasco County, Florida, Honoring Lieutenant Colonel Kenneth Sawyer On His 100th Birthday
File Number	CAO25-5151
Comm. Dist.	All
Recommendation	Approve

Ms. Grimes read the Resolution into the record.

Mr. Kenneth Sawyer and Ms. Holly Mace spoke during the discussion.

Discussion was held regarding their congratulations for Mr. Sawyer's birthday; the 100-year milestone; Mr. Sawyer's life and his service to the country; Commissioner Yeager's great-grandfather; how he has stayed healthy and lived his life; the Senior Center in Dade City; and the importance of giving back.

COMMISSIONER OAKLEY MOVED approval to adopt; **COMMISSIONER YEAGER SECONDED.**

Chairman Starkey called on the motion; the vote was unanimous, and the motion carried.

Commissioners Items - Commissioner Weightman

RS2 A Resolution By The Board Of County Commissioners Of Pasco County, Florida, Declaring June 15-21, 2025, As Waste And Recycling Workers Week In Pasco County
File Number CAO25-5149
Comm. Dist. All
Recommendation Approve

Ms. Grimes read the Resolution into the record.

Mr. Kevin Pliska, Director of Solid Waste, and Mr. John Battista, Operations Director of Solid Waste, spoke during the discussion.

Discussion was held regarding appreciation for the industry and team; Covid; the importance of the job; the storms; a lady who received help from a grappler truck; that they were a silent service; the haulers; the work they do for the community; safety, environmental compliance, and a can-do attitude; the 24/7 operations; four unannounced environmental compliance visits; and the work done by the Commissioners.

COMMISSIONER OAKLEY MOVED approval to adopt; **COMMISSIONER WEIGHTMAN SECONDED.**

Chairman Starkey called on the motion; the vote was unanimous, and the motion carried.

Commissioners Items - Commissioner Yeager

RS3 A Resolution By The Board Of County Commissioners Of Pasco County, Florida, Proclaiming Pasco County As An Inclusive Recovery County
File Number CAO25-5123
Comm. Dist. All
Recommendation Approve

Ms. Grimes read the Resolution into the record.

Mr. Nathan Cantie, The Hope Shot, spoke during the discussion.

Discussion was held regarding the appreciation for The Hope Shot; the after-hours behavioral health and substance abuse at BayCare; their help with storm recovery; a recent tour of their facility; the phenomenal partnership; a recent function at Sims Park; policy changes; the team; collaboration with community partners; inclusive recovery; other counties; how to contact The Hope Shot; services; and an upcoming event.

COMMISSIONER OAKLEY MOVED approval to adopt; **COMMISSIONER YEAGER SECONDED**.

Chairman Starkey called on the motion; the vote was unanimous, and the motion carried.

Consent

COMMISSIONER OAKLEY MOVED approval of the Consent Agenda with the exception of Agenda items C9, C10, C26, C30, and C44 which had been pulled for discussion or revision and Agenda items C15 and C28 which had been withdrawn; **COMMISSIONER MARIANO SECONDED**.

Chairman Starkey called on the motion; the vote was unanimous, and the motion carried with Commissioner Yeager absent from the vote.

District One - Commissioner Oakley

- C4 A Resolution By The Board Of County Commissioners Of Pasco County, Florida, Expressing Appreciation To Robert Christmas For His Thirty-Four Years Of Exceptional Service To Pasco County
File Number CAO25-5148
Comm. Dist. All
Recommendation Approve

Constitutional Officers - Clerk and Comptroller

- C5 Tax Deed Applications - Clerk & Comptroller - Letter Dated May 24, 2025
Memorandum
File Number CO25-0144
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 CO25-0145
Comm. Dist. All
Recommendation Approve

Legislative/Administrative - County Administrator

- C7 Commission on the Status of Women – Toni Zetzche – Appointment of Nomination – No Funding Required
File Number CA25-5023
Comm. Dist. All
Recommendation Approve

Development Services - Building Construction Services

- C8 Approve Pasco County Construction Board (PCCB) Appointment for Three-Year Terms – No Funding Required
File Number BCS25-0165
Comm. Dist. All
Recommendation Approve

Development Services - Planning, Development, and Economic Growth

- C9 State Financial Assistance Agreement – State of Florida, Department of Transportation – Infrastructure Funding – \$5,130,133.00
File Number PDE25-0243
Comm. Dist. 4
Recommendation Approve

Mr. Steve Smith, Planning & Economic Growth, spoke regarding the revision.

COMMISSIONER OAKLEY MOVED approval of Staff's recommendation with revision to a scrivener's error in the Recommended Board Action; **COMMISSIONER WEIGHTMAN SECONDED**.

Chairman Starkey called on the motion; the vote was unanimous, and the motion carried with Commissioner Yeager absent from the vote.

C10 State Financial Assistance Agreement – State of Florida, Department of
Transportation – Infrastructure Funding – \$3,000,000.00
File Number PDE25-0244
Comm. Dist. 4
Recommendation Approve

Mr. Steve Smith, Planning & Economic Growth, spoke regarding the revision.

COMMISSIONER WEIGHTMAN MOVED approval of Staff's recommendation with revision to a scrivener's error in the Recommended Board Action; **COMMISSIONER OAKLEY SECONDED.**

Chairman Starkey called on the motion; the vote was unanimous, and the motion carried with Commissioner Yeager absent from the vote.

C11 Recording of Plat with Performance Guarantees – CRCG One, LP, Rave
Commercial Mirada Ascend SE, LLC, Arroyo Cap V-1, LLC – Mirada
Parcel 27 (6 Commercial Tracts on 61.253 Acres, South of McCabe Road
(f/k/a Clinton Avenue Extension) Approximately 0.07 Miles East of Mirada
Boulevard) – No Funding Required
File Number PDE25-0249
Comm. Dist. 1
Recommendation Approve

Discussion was held regarding Cogan grass.
Approved as part of the Consent Agenda.

Internal Services - Facilities Management

C12 Task Order No. FM25-005 — West Pasco Government Center
Renovation Second Floor Commons Area — Bades Construction
Company Inc. — \$728,400.00
File Number FAC25-0112
Comm. Dist. 4
Recommendation Approve

C13 Task Order No. FM25-008 – Williamson Dacar Associates, Inc., d/b/a
Williamson Design Associates – West Pasco Government Center 3rd
Floor Renovation – Design & Construction Services – \$127,510.00
File Number FAC25-0113
Comm. Dist. 4
Recommendation Approve

C14 Additional Purchasing Authority — Air Mechanical & Service Corporation — Agreement for Solicitation No. RFP-CA-23-090, Comprehensive Building Automation and Mechanical Systems Services — \$6,000,000.00

File Number FAC25-0122

Comm. Dist. All

Recommendation Approve

C15 Request to Declare Surplus Real Property – 1.49 Acres North of Piper Drive, New Port Richey – No Funding Required

File Number FAC25-0141

Comm. Dist. 4

Recommendation Approve

The item was withdrawn.

C16 Exempt Purchase – Library Interiors of Florida, Inc. – Purchase and Installation of Miscellaneous New Library Multi-Purpose Furnishings – \$704,837.96

File Number FAC25-0142

Comm. Dist. 2

Recommendation Approve

C17 Accept Deed and Adopt Resolution Cancelling Taxes – Florida Premier Property Group, LLC – Pretty Pond Road – No Funding Required

File Number FAC25-0144

Comm. Dist. 1

Recommendation Approve

C18 Second Amended and Restated Resolution Vacating, Abandoning, and Discontinuing Portions of Platted Rights-of-Way – Leaf Lane, Camphorwood Lane, and Breezewood Drive – Blue Triton Brands, Inc. – No Funding Required

File Number FAC25-0152

Comm. Dist. 1

Recommendation Approve

C19 Agreement for Sale and Purchase of Property – The James H. English Trust, dated February 2, 1999 – Old Pasco Road Widening, from C.R. 54 to North of Sonny Drive, Project No. No. X11223.10 – \$1,415,000.00

File Number FAC25-0154

Comm. Dist. 2

Recommendation Approve

- C20 Cooperative, Piggyback, and Exempt Purchase - Office Worx, Inc. - Furniture for the Pasco County Jail Expansion - \$589,393.92
File Number FAC25-0155
Comm. Dist. 2
Recommendation Approve
- C21 Grant Easement to Withlacoochee River Electric Cooperative, Inc. – Fire Rescue Station #2 – No Funding Required
File Number FAC25-0160
Comm. Dist. 2
Recommendation Approve
- C22 Approve Sole Source Purchasing Authority – Automated Building Control Systems, Inc. – As-Needed Comprehensive HVAC Controls – \$1,750,000.00
File Number FAC25-0165
Comm. Dist. All
Recommendation Approve
- C23 Fifth Amendment to Agreement for Design of Pasco County Jail Expansion (RSQ-KM-20-003) - Hellmuth, Obata & Kassabaum, Inc. - Additional Construction Administration Services - \$1,107,392.32
File Number FAC25-0171
Comm. Dist. 2
Recommendation Approve

Internal Services - Information Technology

- C24 Spectrum Amendment No. 2 to the Spectrum Enterprise Service Agreement – Charter Communications Operating, LLC (Spectrum) – Advanced Broadband, Metro-Ethernet, and Coax Services – \$6,307,000.00
File Number IT25-0020
Comm. Dist. All
Recommendation Approve
- C25 Approval of Delegation of Signature Authority for Grant Agreement – The State of Florida Department of Management Services – No Funding Required
File Number IT25-0023
Comm. Dist. All
Recommendation Approve

Internal Services - Purchasing

- C26 Authorization to Shortlist and Delegation of Negotiation and Execution of Agreement to County Administrator for Solicitation No. RSQ-KM-25-020 – Collier Parkway Extension (Parkway Boulevard to SR52) Route Study – Not to Exceed Budgeted Amount Plus 20 Percent
File Number PU25-0021
Comm. Dist. All
Recommendation Approve

Discussion was held regarding appreciation for Staff's attention and diligence; the Collier Parkway extension importance; and Ehren Cutoff.

COMMISSIONER WEIGHTMAN MOVED approval of Staff's recommendation;
COMMISSIONER OAKLEY SECONDED.

Chairman Starkey called on the motion; the vote was unanimous, and the motion carried.

- C27 Classification, Sale, and Disposal of Surplus County Property – No Funding Required
File Number PU25-0023
Comm. Dist. All
Recommendation Approve

The item was withdrawn.

Public Infrastructure - Public Works

- C28 Accept Deed and Accept Road Into County's Road System for Maintenance – Alphonse and Deborah Dubois – Elmont Avenue – No Funding Required
File Number PW25-0042
Comm. Dist. 5
Recommendation Approve
- C29 Local Agency Emergency Repair Agreement and Authorizing Resolution – State of Florida, Department of Transportation (FDOT) – \$776,655.00 (FDOT)
File Number PW25-0051
Comm. Dist. 1
Recommendation Approve

C30 Award of Bid No. IFB-KM-24-112 – Asphalt Paving Systems, Inc. and Superior Asphalt, Inc. – Roadway Rehabilitation and Repaving – \$46,546,506.34
 File Number PW25-0052
 Comm. Dist. All
 Recommendation Approve

Mr. Jason Mickel, Director of Public Works, spoke during the discussion.

Discussion was held regarding big ticket items on the Consent Agenda; road paving assessments; spray jet technology; the successful program; projects; the three-year contract; the two vendors; PVAS; that the program was published online; the list of roads; dirt roads; and a pothole on Gunn Highway.

COMMISSIONER WEIGHTMAN MOVED approval of Staff's recommendation;
COMMISSIONER OAKLEY SECONDED.

Chairman Starkey called on the motion; the vote was unanimous, and the motion carried.

Public Infrastructure - Solid Waste

C31 Delegation of Authority to County Administrator for Execution of Confidentiality Agreements – Reworld Pasco, LLC – No Funding Required
 File Number SW25-0457
 Comm. Dist. All
 Recommendation Approve

Public Infrastructure - Transportation Engineering

C32 Task Order No. TED25-0262 – Burgess & Niple, Inc. – Osteen Road (Massachusetts Avenue to Orchid Lake Road) Feasibility Study – \$272,100.24
 File Number TED25-0262
 Comm. Dist. 4
 Recommendation Approve

C33 Task Order No. TED25-0274 – Kisinger Campo & Associates, Corp. – Construction Engineering and Inspection Services for Mitchell Boulevard Multi-Use Path from Churchill Parkway to Trinity Oaks Boulevard – \$330,115.81
 File Number TED25-0274
 Comm. Dist. 3
 Recommendation Approve

Public Infrastructure - Utilities

- C34 Task Order No. 2-25 – Arcadis U.S., Inc. – Staff Augmentation (PCU23-901.00) – \$497,588.00
File Number UTD25-0269
Comm. Dist. All
Recommendation Approve
- C35 Task Order No. 3-25 – Arcadis U.S., Inc. – Staff Augmentation, Site Development Review Assistance (PCU23-901.00) – \$143,044.00
File Number UTD25-0270
Comm. Dist. All
Recommendation Approve
- C36 Task Order No. 3-25 – Mead and Hunt, Inc. – Well No. 1 Conversion to Trimming and Booster Site (PCU25-003.00) – \$235,496.00
File Number UTD25-0336
Comm. Dist. 5
Recommendation Approve
- C37 Change Order No. 1 – Titan Construction Management LLC – Shady Hills Wastewater Treatment Plant (WWTP) Clarifier No. 5 Condition Assessment and Repairs; Time Extension (PCU22-003.00) – \$193,075.00
File Number UTD25-0463
Comm. Dist. 5
Recommendation Approve
- C38 Award of Bid No. IFB-BW-25-034 – U.S. Water Services Corporation d/b/a Rocha Controls – As Needed Instrumentation and Control Systems Calibration Services – Multi-Year Award – \$79,570.00
File Number UTOM25-0390
Comm. Dist. All
Recommendation Approve
- C39 First Amendment – Source Technologies LLC – Odor and Corrosion Control Services – \$555,000.00
File Number UTOM25-0426
Comm. Dist. All
Recommendation Approve
- C40 Award of Bid No. IFB-BW-25-065 – M8 Management LLC – Filter Media: Gravel and Silica Sand – Multi-Year Award – \$1,569,053.00
File Number UTOM25-0454
Comm. Dist. All
Recommendation Approve

Public Safety - Fire Rescue

- C41 Exempt Purchase - AdventHealth West Florida Imaging, Inc. - As Needed Imaging and Lab Outpatient Services - \$300,000.00
File Number FR25-1654
Comm. Dist. All
Recommendation Approve
- C42 Denial of Application for Certificate of Public Convenience and Necessity (COPCN) – To Provide Basic Life Support Transport Service, Basic Life Support Interfacility Transport Service and Advanced Life Support Interfacility Transport Service – Florida Ambulance Service, LLC d/b/a Florida Medical Transport – No Funding Required
File Number FR25-1755
Comm. Dist. All
Recommendation Approve

Public Services - Parks, Recreation and Natural Resources

- C43 Gulf Harbors Neighborhood Park Municipal Service Benefit Unit Advisory Committee Appointments – Parks, Recreation, and Natural Resources Department - Advisory Committee Membership Appointments - No Funding Required
File Number PRN25-0073
Comm. Dist. 3
Recommendation Approve
- C44 Contract for Sale and Dedication of Park Site – EPG Two Rivers QOZP, LLC – 85 Acres – Two Rivers MPUD – \$18,079,358.33
File Number PRN25-1067
Comm. Dist. 1
Recommendation Approve

Discussion was held regarding the 18-million-dollar project on the Consent Agenda; the park land; the value; District 1 parks; the name of the park; appreciation for Staff; and negotiations.

COMMISSIONER WEIGHTMAN MOVED approval of Staff's recommendation;
COMMISSIONER MARIANO SECONDED.

Chairman Starkey called on the motion; the vote was unanimous, and the motion carried.

Public Services - Public Transportation

- C45 Public Transportation Grant Agreement and Authorizing Resolution – Federal Transit Administration – 5310 Enhanced Mobility of Seniors and Individuals with Disabilities – CFDA No. 20.513 – \$540,000.00 (Federal) \$67,500.00 (FDOT); \$67,500.00 (County)
File Number PT25-0019
Comm. Dist. All
Recommendation Approve
- C46 Public Transportation Grant Agreement and Authorizing Resolution – Federal Transit Administration – 5311 Funding Formula Grants for Rural Areas – CFDA No. 20.509 – \$152,426.00 (FDOT); \$152,426.00 (County)
File Number PT25-0020
Comm. Dist. All
Recommendation Approve

Public Services - Support Services

- C47 Community Abatement Plan – Pasco County Opioid Task Force – Title Change and Updates to the Plan – No Funding Required
File Number SPS25-0038
Comm. Dist. All
Recommendation Approve
- C48 Amendment to Child Examination Agreement – Pasco Kids First, Inc. – Increase in Children’s Medical Examination Fee and Reimbursement of Operational Costs – No Funding Required
File Number SPS25-0040
Comm. Dist. All
Recommendation Approve

Regular

District Five - Commissioner Mariano

- R49 (11:45 AM Time Certain) Regional Planning Council Presentation
File Number BCC25-0102
Comm. Dist. All
Recommendation Presentation Only

Ms. Alana Todd, Tampa Bay Regional Planning Council, used a PowerPoint presentation to review the item and spoke regarding her history, those who joined her, and her appreciation for Commissioner Mariano’s service to the TBRPC.

Ms. Wren Krahl, Tampa Bay Regional Planning Council, spoke during the discussion.

Discussion was held regarding the coastal master plan; HUD money; the plan; Anclote Key; the Courtney Campbell Trail; the Suncoast; the scenic highway designation; a flyer; residents in Aristida that were taking out swales; density and affordable housing; that they were applying for a grant; the EDA; baffle boxes; the Tampa Bay Estuary; technology; and the presentations.

The item was for information only.

Legislative/Administrative - County Administrator

R50 (11:30 a.m. Time Certain) Commission on the Status of Women 2025
Workplan
File Number CA25-5032
Comm. Dist. All
Recommendation Presentation Only

Ms. Jenny Yingling, Commission on the Status of Women, a PowerPoint presentation to review the item.

Discussion was held regarding things that they would focus on next year and appreciation for Mr. Tony Stillo, County Administration.

COMMISSIONER YEAGER MOVED approval of the request made by Ms. Jenny Yingling who noted funds are about \$5,000.00 and if it could be increased by \$2,500.00 in order to offset the growth of the Women Uplifting Women Luncheon event and those funds would be used to help secure a venue, help to secure our keynote, help to secure printing and those kinds of items, and still work through our sponsors who have been quite committed to us over the last three years to offset the cost for food along with a nominal buy in fee from the women that attend the luncheon; **COMMISSIONER MARIANO SECONDED.**

Chairman Starkey called on the motion; the vote was unanimous, and the motion carried.

The item was for presentation only.

R51 Better Future Action Plan for Disaster Recovery – U.S. Department of Housing and Urban Development – Community Development Block Grant, CFDA No. 14.218; – No Funding Required
 File Number CA25-5029
 Comm. Dist. All
 Recommendation Approve

Ms. Joanna Cheshire, Chief of Staff, used a PowerPoint presentation to review the item and spoke regarding her appreciation for the team and the consultants.

Ms. Marcy Esbjerg, Director of Community Development, spoke during the discussion.

Discussion was held regarding appreciation for Mr. Carballa and the team; the public input; FEMA; affordable housing; that players need to be vetted; units built; Lee County; step two; density; how they fit; the roll out; information that would go out; reimbursement paperwork; a one page flyer; the policies and procedures; the RFP; nonconforming signs that were damaged; comments made by HUD; a constituent; and potentially sending out a flyer.

COMMISSIONER MARIANO MOVED approval of Staff's recommendation;
COMMISSIONER OAKLEY SECONDED.

Chairman Starkey called on the motion; the vote was unanimous, and the motion carried.

Public Infrastructure - Utilities

R52 Confirmation, Utilities Director – Joseph K.O. Amoah, P.E. – Annual Salary of \$160,000.00
 File Number UT25-0466
 Comm. Dist. All
 Recommendation Approve

Mr. Brandford Adumuah, Assistant County Administrator for Public Infrastructure, spoke regarding Mr. Joseph Amoah, his experience and education, and his leadership.

Mr. Joseph Amoah spoke during the discussion.

Discussion was held regarding Mr. Amoah's appreciation for Mr. Carballa and Mr. Adumuah; the Utilities Department; the team; projects he worked on; development coming; his leadership; and the Board looked forward to working with him.

COMMISSIONER MARIANO MOVED approval of Staff's recommendation;
COMMISSIONER OAKLEY SECONDED.

Chairman Starkey called on the motion; the vote was unanimous, and the motion carried.

Public Services - Destination Management Organization

R53 Award of Bid No. ITN-DS-24-113 – WRSC SFM, LLC – Operations, Maintenance, and Future Expansion of the Wiregrass Ranch Sports Campus of Pasco County – Multi-Year Award - \$750,000.00
File Number DMO25-0100
Comm. Dist. All
Recommendation Approve

Ms. Consuelo Sanchez, Tourism Development Director, used a PowerPoint presentation to review the item and spoke regarding her appreciation for the Team and the consultants.

Ms. Cathy Pearson, Assistant County Administrator for Public Services, Mr. Keith Wiley, Parks, Recreation & Natural Resources Director, and Mr. Eric Sullivan, Sports Facilities Companies, spoke during the discussion.

Discussion was held regarding the requirement to generate at least 30 thousand room nights in Pasco County hotels annually; the parking issue; the proposals; Project A and Project B; the feasibility study; the RADD Sports contract; the three million dollars that needed to be paid off; the facility; the Parks Team; room nights were up; artificial turf fields; that organizers were willing to play on mixed turfs; one would prefer all natural grass; 21 thousand room nights generated this year; on track to achieve the same number; the lack of multiple amenities; the purchase of the equipment; the County's investment; termination of the agreement; that we were not in any obligation to pay back the investment; that they should do the feasibility study and negotiate from there; that they manage 90 venues throughout the Country; the procurement process; the parking garage; the relationships that had been built; that the project was coming back into compliance; that the Tourist Development Tax would save 18 grand a month; the RFP process; that they could continue it until the feasibility study was done; the terms of the agreement; past mistakes; that we were lacking in travel ball baseball fields; the design of the facility; that this was an elite company; appreciation for Mr. Wiley, the team at the Wiregrass Complex, Ms. Sanchez, and the Committee; the number of bidders; that it was sent to over 7,800 vendors across the Country; the option to submit for project B; the original draft that made it mandatory; the dollars and time saved; that they can shuttle people there in the meantime; the ability to use the undeveloped parcels as overflow; the parking complaints that were elevated because of the construction that

was occurring on site; that they were excited about the opportunity; the intention to solve the parking solution; and proposals from multiple parking garage developers.

COMMISSIONER YEAGER MOVED approval of Staff's recommendation;
COMMISSIONER WEIGHTMAN SECONDED.

Chairman Starkey called on the motion; the motion carried with Commissioner Mariano voting nay.

Updates from Chairman-Appointed Boards and Committees

- There were none.

Miscellaneous Business - District One - Commissioner Oakley

- Commissioner Oakley spoke regarding a ten-day trip to South Dakota and Mount Rushmore.

Discussion was held regarding a NACo Board of Directors meeting at Mount Rushmore; the Badlands; and a former County Attorney.

Miscellaneous Business - District Two - Commissioner Weightman

- Commissioner Weightman spoke regarding a Tree Ordinance, changes to the Live Local Act, and zonings.

Mr. David Engel, Director of Planning & Economic Growth, spoke during the discussion.

Discussion was held regarding the legislative section, Tree Mitigation, and the Tree Preservation Ordinance.

Miscellaneous Business - District Three - Commissioner Starkey

- Commissioner Starkey displayed pictures and spoke regarding Sports Coast Tourism Banquet, sitting with Tony Dungy, and riding trails in Pasco County.
- She displayed pictures and spoke regarding the Station 17 Ribbon Cutting.
- She displayed pictures and spoke regarding the Trade Mission trip to London, the attendees, the British American Chamber, the reasons for moving to Pasco, defense contractors, and businesses in the Tampa Bay area.

- She displayed pictures and spoke regarding Speros Town Hall and container homes in Zephyrhills.
- She displayed pictures and spoke regarding Buena Vista Lane, PVAS sign-ups, drainage issues, working with DOT, and the overhead powerlines.
- She spoke regarding a child-care survey, a County operated childcare facility, concerns from the Status of Women, and affordable housing.
- She spoke regarding the Backyard Chicken Ordinance and bringing it back.

Discussion was held regarding the HOA in River Crossing, zoning issues, support for the Ordinance, and a presentation on things learned from the CNU conference at the next Board meeting.

Miscellaneous Business - District Four - Commissioner Yeager

- Commissioner Yeager displayed pictures and spoke regarding Grace's Food Pantry Grand Opening.
- She displayed pictures and spoke regarding Sunrise of Pasco's Hope Breakfast and Gabby Petito's dad who was in attendance.
- She spoke regarding the Department of Health partnership and a Health and Wellness Fair at Moon Lake Park.
- She spoke regarding Area on Aging, audits, and an impact video regarding a cancer survivor.

Later in the meeting, the Board returned to the item.

- Commissioner Yeager spoke regarding a Community Health Fair flyer.

Miscellaneous Business - District Five - Commissioner Mariano

- Absent.

Miscellaneous Business - County Administrator

- Mr. Carballa spoke regarding the upcoming Budget Workshop and rescinding the burn ban.

Miscellaneous Business - County Attorney

- None.

Miscellaneous Business - Clerk and Comptroller

- None.

Miscellaneous Business - Sheriff

- Absent.

THE BOARD RECESSED AT 12:10 P.M. AND RECONVENED AT 1:31 P.M.

Public Hearings

Proposed Ordinances at 1:30 p.m.

- P54 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 05) From RES-1 (Residential-1 du/ga) To RES-9 (Residential-9 du/ga) On Approximately 30 Acres Of Real Property Located On Crela Drive Approximately 231 Feet West Of The Suncoast Parkway; And Providing For Additional Text Amendments As Necessary For Internal Consistency; Providing For A Repealer, Severability, And An Effective Date.
File Number PDE25-0013
Comm. Dist. 5
Recommendation Continuance Requested

Ms. Grimes noted the proof of publication.

Mr. Nectarios Pittos, Director of Planning, Development & Economic Growth, spoke regarding the continuance request.

COMMISSIONER MARIANO MOVED approval to continue the item to the August 19, 2025 Board of County Commissioners meeting at 1:30 p.m. in New Port Richey;
COMMISSIONER WEIGHTMAN SECONDED.

Chairman Starkey called on the motion; the vote was unanimous, and the motion carried.

P55 An Ordinance Amending The Pasco County Comprehensive Plan; Providing For A Comprehensive Plan Amendment To The Future Land Use Map (Map 2-15 And Sheet 10) From RES-1 (Residential- 1du/Ga) To PD (Planned Development) On Approximately 7.83 Acres Of Real Property Located North Of The Intersection Of Little Road And Jasmine Boulevard; And A Text Amendment Creating Subarea Policy FLU 7.1.82 – Little Road PD; And A Map Amendment To The Future Land Use Map 2-9 Adding Subarea Map 2-9(82) Little Road PD; And Providing For Additional Text Amendments As Necessary For Internal Consistency; Providing For A Repealer, Severability, And An Effective Date.
File Number PDE25-0054
Comm. Dist. 4
Recommendation Continuation Requested

Ms. Grimes noted the proof of publication.

Mr. Nectarios Pittos, Director of Planning, Development & Economic Growth, spoke regarding the continuance request.

COMMISSIONER MARIANO MOVED approval to continue the item to the August 19, 2025 Board of County Commissioners meeting at 1:30 p.m. in New Port Richey; **COMMISSIONER WEIGHTMAN SECONDED.**

Chairman Starkey called on the motion; the vote was unanimous, and the motion carried.

P56 An Ordinance By The Pasco County Board Of County Commissioners Amending The Pasco County Land Development Code; Amending Section 1001 Docks And Seawalls; Section 1001.1 Intent And Purpose; Section 1001.4 Visibility; Section 1001.5 Maximum Projection And Location of Docks And Seawalls; Creating Section 1001.6 Boat Lift Canopies; Appendix A Definitions; 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 PDE25-0175
Comm. Dist. All
Recommendation Continuation Requested

Ms. Grimes noted the proof of publication.

Mr. Nectarios Pittos, Director of Planning, Development & Economic Growth, spoke regarding the companion item P60 and the continuance request.

Discussion was held regarding the companion item and the continuance request.

COMMISSIONER MARIANO MOVED approval to continue the item to the September 19, 2025 Board of County Commissioners meeting at 1:30 p.m. in New Port Richey; **COMMISSIONER WEIGHTMAN SECONDED.**

Chairman Starkey called on the motion; the vote was unanimous, and the motion carried.

P57 An Ordinance Amending Pasco County Ordinance No. 21-18 Expanding The Boundaries Of The Connerton East Community Development District Pursuant To Chapter 190, Florida Statutes; Providing For Miscellaneous Provisions; Providing For An Effective Date.
 File Number PDE25-0124
 Comm. Dist. 1
 Recommendation Approve

Ms. Grimes noted the proof of publication.

Mr. Nectarios Pittos, Director of Planning, Development & Economic Growth, used a PowerPoint presentation to review the item.

Mr. Panos Kontses, Transportation Engineering, spoke during the discussion.

Discussion was held regarding Connerton; that it was in District 2; the Orangebelt Trail; the Collier Parkway extension; the map of the CDD boundaries; the route study; the alignments; the PD and E study; the vision road; the park; the CDD; and the downtown of Connerton.

There was no public comment.

COMMISSIONER WEIGHTMAN MOVED approval to adopt; **COMMISSIONER OAKLEY SECONDED.**

Ms. Grimes called the roll; the vote was unanimous, and the motion carried.

P58 An Ordinance Establishing The Blackwell Community Development District Pursuant To Chapter 190, Florida Statutes; Providing For Authority And Power Of The District; Providing For Powers And Duties Of The District; Providing For The Board Of Supervisors Of The District; Providing For The District Budget; Providing For Functions Of The District; Providing For Miscellaneous Provisions; Providing For An Effective Date.
 File Number PDE25-0150
 Comm. Dist. 5
 Recommendation Approve

Ms. Grimes noted the proof of publication.

Mr. Nectarios Pittos, Director of Planning, Development & Economic Growth, read the title into the record.

There was no public comment.

COMMISSIONER MARIANO MOVED approval to adopt; **COMMISSIONER OAKLEY SECONDED.**

Ms. Grimes called the roll; the vote was unanimous, and the motion carried.

P59 An Ordinance Amending Pasco County Ordinance No. 22-39 Contracting The Boundaries Of Deerbrook Community Development District Pursuant To Chapter 190, Florida Statutes; Providing For Miscellaneous Provisions; Providing For An Effective Date.
 File Number PDE25-0176
 Comm. Dist. 4
 Recommendation Approve

Ms. Grimes noted the proof of publication.

Mr. Nectarios Pittos, Director of Planning, Development & Economic Growth, read the title into the record.

There was no public comment.

COMMISSIONER MARIANO MOVED approval to adopt; **COMMISSIONER OAKLEY SECONDED.**

Ms. Grimes called the roll; the vote was unanimous, and the motion carried.

P60 An Ordinance By The Pasco County Board Of County Commissioners Amending The Pasco County Land Development Code; Amending Section 1001 Docks And Seawalls; Section 1001.1 Intent And Purpose; Section 1001.4 Visibility; Section 1001.5 Maximum Projection And Location of Docks And Seawalls; Creating Section 1001.6 Boat Lift Canopies; Appendix A Definitions; 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 PDE25-0135

Comm. Dist. All

Recommendation Approve

Ms. Grimes noted the proof of publication.

Mr. Nectarios Pittos, Director of Planning, Development & Economic Growth, spoke regarding the ex parte documents that were submitted to the Clerk's Office.

Ms. Amandla Hill, Planning, Development & Economic Growth, used a PowerPoint presentation to review the item.

Mr. Jay Pasqua, Mr. Nicholas Mudry, Ms. Wendy Juhl, Mr. Craig Rogers, Mr. Brent Lee, Ms. Barbara Wilhite, Ms. Florence Carter, Mr. Darrell Whitlock spoke regarding appreciation for the Commissioners; protection of vessels; prices; that boating was part of the community and area; an amendment for lakes; that there were many lifts and covers now; the limit on colors; regulation for safety; controversy of companies; canopies; seawalls on canals; resale values; other Counties; protection from environmental damage; the practical benefits; that they are non-permanent structures that could be removed during hazardous weather; HOAs; other issues in canals; the visibility issue; that they were not currently allowed; the recent hurricanes; cleaning bird droppings; companies hired to take off and put on canopies; costs to take them off; costs of a new one; a neighboring property with a permanent roof; that existing boat covers were legal under the current Ordinance; licensure of companies; permits; Code Enforcement; whether they would have to start over from scratch; that it only concerned the property owners on the water; the lifts allowed per property; that it should be the same number of canopies that are possible with the lifts; the setbacks; the colors allowed; that Ordinance 19-12 was rejected by the court over a procedural matter not a substantive matter; that the Board could readopt the Ordinance; that they had always been prohibited in the County; that they change views; viewsheds for lakes; that boats block more than the boat cover; a boat cover that was on during the previous hurricanes; wind speeds in coastal areas and inland; hurricane and tornado damages; and carports.

Discussion was held regarding the Recommended Board Action; that it would affect the value of viewsheds; side fences could only be four feet high and had to be see through; County Ordinances; other Counties; a boat cover during Hurricane Ian in Charlotte

County; the ability to withstand storms; that boats block views; and a deed restriction in Gulf Harbors.

COMMISSIONER WEIGHTMAN MOVED approval to receive and file documents submitted by Mr. Nicholas Mudry; **COMMISSIONER OAKLEY SECONDED.**

Chairman Starkey called on the motion; the vote was unanimous, and the motion carried.

COMMISSIONER MARIANO MOVED approval to amend the Ordinance to add the colors white, silver, and light grey; **COMMISSIONER YEAGER SECONDED.**

Chairman Starkey called on the motion; the vote was unanimous, and the motion carried with Commissioner Oakley absent from the vote.

COMMISSIONER MARIANO MOVED approval to waive the requirements for Section 125.66(5)(b)(1), F.S. that at least one public hearing be held after 5:00 p.m. on a weekday and instead provide both required public hearings be held at 1:30 or as soon thereafter as they may be heard; **COMMISSIONER YEAGER SECONDED.**

Chairman Starkey called on the motion; the vote was unanimous, and the motion carried with Commissioner Oakley absent from the vote.

No action was required as this was the first public hearing. The adoption hearing was scheduled for the August 19, 2025 Board of County Commissioners meeting at 1:30 p.m. in New Port Richey.

Public Hearings at 1:30 p.m.

Mr. Steinsnyder reviewed the Public Hearing procedures to be followed.

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

COMMISSIONER OAKLEY MOVED approval of the Public Hearing Consent Agenda which included Agenda Item P68; **COMMISSIONER YEAGER SECONDED.**

Chairman Starkey called on the motion; the vote was unanimous, and the motion carried with Commissioner Mariano absent from the vote.

P61 An Assessment Resolution Of The Board Of County Commissioners Of Pasco County, Florida, Authorizing And Adopting An Amended Non-Ad Valorem Special Assessment Within The County Limits For The Purpose Of Benefiting Assessed Properties Through Enhanced Medicaid Payments For Local Services; Finding And Determining That Certain Real Property Is Specially Benefited By The Assessment; Collecting The Assessment Against The Real Property; Establishing A Public Hearing To Consider Imposition Of The Proposed Assessment And The Method Of Collection; Authorizing And Directing The Publication Of Notices In Connection Therewith; Providing For Certain Other Authorizations And Delegations Of Authority As Necessary; And Providing An Effective Date - No Funding Required
File Number SPS25-0039
Comm. Dist. All
Recommendation Approve

Ms. Grimes noted the proof of publication.

Ms. Paula Baracaldo, Support Services, read the title into the record.

There was no public comment.

COMMISSIONER OAKLEY MOVED approval of Staff's recommendation;
COMMISSIONER WEIGHTMAN SECONDED.

Chairman Starkey called on the motion; the vote was unanimous, and the motion carried with Commissioner Mariano absent from the vote.

Later in the meeting, the Board returned to the item.

Discussion was held regarding potential conflicts of interest; the intent of the Resolution; the program; and the advice to let the action stand.

P62 Petition to Vacate Platted Access Easement (Regular) – Arlington Dale Mabry, LLC – Dale Mabry Town Center – No Funding Required
File Number FAC25-0147
Comm. Dist. 4
Recommendation Approve

Ms. Grimes noted the proof of publication.

Later in the meeting, the Board returned to the item.

Ms. Joann Ravida, Real Property Division, read the title into the record.

There was no public comment.

COMMISSIONER OAKLEY MOVED approval of Staff's recommendation;
COMMISSIONER WEIGHTMAN SECONDED.

Chairman Starkey called on the motion; the vote was unanimous, and the motion carried with Commissioner Mariano absent from the vote.

P63 Zoning Amendment (Continuance) - Little Road MPUD Master Planned Unit Development - Nguyen Thien - A Rezoning Petition from E-R Estate Residential District to MPUD Master Planned Unit Development to Allow for 23 Townhomes and 32,452 Square Feet (SF) of Commercial Uses and Associated Infrastructure on 7.83 Acres, Located on the East Side of Little Road Approximately 550 Feet North of the Intersection of Little Road and Jasmine Boulevard
 File Number PDE25-7721
 Comm. Dist. 4
 Recommendation Continuance Requested

Ms. Grimes noted the proof of publication.

Mr. Nectarios Pittos, Director of Planning, Development & Economic Growth, spoke regarding the continuance request.

COMMISSIONER OAKLEY MOVED approval to continue to the August 19, 2025 Board of County Commissioners meeting at 1:30 p.m. in New Port Richey; **COMMISSIONER YEAGER SECONDED.**

Chairman Starkey called on the motion; the vote was unanimous, and the motion carried with Commissioner Weightman and Commissioner Mariano absent from the vote.

P64 Zoning Amendment (Continuance) – Pasco Mine MPUD Master Planned Unit Development – K&M Pasco 130 Holdings, LLC– A Rezoning Petition from an A-C Agricultural District to an MPUD Master Planned Unit Development to allow for the maximum development of 30,000 Square Feet of Commercial/Retail, 150,000 Square Feet of Light Industrial, and 7 Acres for a Concrete Batch Plant and associated infrastructure, on Approximately 19.41 Acres, Located South of County Line Road North and 1.25 miles West of Suncoast Parkway
File Number PDE25-7749
Comm. Dist. 5
Recommendation Continuance Requested

Ms. Grimes noted the proof of publication.

Mr. Nectarios Pittos, Director of Planning, Development & Economic Growth, spoke regarding the continuance request.

COMMISSIONER OAKLEY MOVED approval to continue to the July 15, 2025 Board of County Commissioners meeting at 1:30 p.m. in Dade City; **COMMISSIONER YEAGER SECONDED.**

Chairman Starkey called on the motion; the vote was unanimous, and the motion carried with Commissioner Weightman and Commissioner Mariano absent from the vote.

P65 Zoning Amendment (Continuance) - SR 52 Elite – JDP Elite Development LLC – Rezoning Request from AR Agricultural Residential District and AC Agricultural District to MPUD Master Planned Unit Development District to Allow for the Maximum Development of 300 Platted Townhomes, 175,000 Square Feet of Commercial/Retail and 120 Hotel Rooms and Associated Infrastructure on Approximately 156.2 Acres Located in Central Pasco County Approximately 0.6 Miles East of the Intersection of State Road 52 and US 41
File Number PDE25-7811
Comm. Dist. 1
Recommendation Continuance Requested

Ms. Grimes noted the proof of publication.

Mr. Nectarios Pittos, Director of Planning, Development & Economic Growth, spoke regarding the continuance request.

COMMISSIONER YEAGER MOVED approval to continue to a date uncertain;
COMMISSIONER OAKLEY SECONDED.

Chairman Starkey called on the motion; the vote was unanimous, and the motion carried with Commissioner Weightman and Commissioner Mariano absent from the vote.

P66 Development Agreement (Continuance) – Riverstone (Renner) MPUD – KB Homes Tampa LLC – Second Amendment to the Development Agreement (DA) to Allow the Developer to Receive Certificates of Occupancy for 98 Homes Prior to Completion of Road Improvements for the Renner MPUD to Clarify Terms and Conditions Therein and Rename the Development Agreement from Renner to Riverstone
File Number PDE25-0144
Comm. Dist. 4
Recommendation Continuance Requested

Ms. Grimes noted the proof of publication.

Mr. Nectarios Pittos, Director of Planning, Development & Economic Growth, spoke regarding the continuance request.

COMMISSIONER YEAGER MOVED approval to continue to the July 15, 2025 Board of County Commissioners meeting at 1:30 p.m. in Dade City; **COMMISSIONER OAKLEY SECONDED.**

Chairman Starkey called on the motion; the vote was unanimous, and the motion carried with Commissioner Weightman and Commissioner Mariano absent from the vote.

P67 Substantial Modification (Continuance) – Riverstone (Renner) MPUD – KB Homes Tampa LLC – Substantial Modification to Allow the Developer to Receive Certificates of Occupancy for 98 Homes Prior to Completion of Road Improvements Through Modification of a Previously Approved Condition to Rename the Renner MPUD to Riverstone MPUD
File Number PDE25-7838
Comm. Dist. 4
Recommendation Continuance Requested

Ms. Grimes noted the proof of publication.

Mr. Nectarios Pittos, Director of Planning, Development & Economic Growth, spoke regarding the continuance request.

COMMISSIONER YEAGER MOVED approval to continue to the July 15, 2025 Board of County Commissioners meeting at 1:30 p.m. in Dade City; **COMMISSIONER OAKLEY SECONDED**.

Chairman Starkey called on the motion; the vote was unanimous, and the motion carried with Commissioner Mariano absent from the vote.

P68 Development Agreement (Consent) - Project @ VOPH, LLC - To Design, Permit, and Construct a Portion of Wirt (Elam) Road in Exchange for Transportation Development Fee Credits in the Villages of Pasadena Hills
File Number PDE25-0158
Comm. Dist. 1
Recommendation Approve

Ms. Grimes noted the proof of publication.

Mr. Nectarios Pittos, Director of Planning, Development & Economic Growth, read the title into the record.

There was no public comment.

Discussion was held regarding the trails; the road sections; utility easements; and landscape areas.

Approved as part of the Public Hearing Consent Agenda.

P69 Zoning Amendment (Regular) – Kasting LLC/Little Road Rezoning – Change in Zoning from a PO-2 Professional Office District to a C-1 Neighborhood Commercial District – West Central Pasco County – Northeast Corner of the Intersection of Little Road and Jasmine Boulevard – Containing Approximately 3.03 acres.
File Number PDE25-7868
Comm. Dist. 4
Recommendation Approve

Ms. Grimes noted the proof of publication.

Mr. Nectarios Pittos, Director of Planning, Development & Economic Growth, read the title into the record.

Ms. Amy Tull, Planning, Development & Economic Growth, used a PowerPoint presentation to review the item.

Mr. Allen Rose and Ms. Judy Armstrong spoke regarding homesteads within one mile of the property; that it was not consistent with the neighborhood; Commercial parcels; petitions that were sent; that it was all Residential; a bird sanctuary; and impacts to animals.

Ms. Cyndi Tarapani, representative for the applicant, spoke during the discussion.

Discussion was held regarding what was behind that parcel; another project under review; the rezoning; how the parcels are delineated; how the zoning districts are flowing through the right-of-way parcels; that it was zoned Commercial today; the owners of the property; a homeless camp; the plan amendment that was approved; the restricted uses; the deed restriction; prohibited uses; that they do not believe that this property is subject to deed restrictions; the signalized intersection of two major roads; comments made by the Planning Commission; the Commercial plan category; the prohibited uses; that the parcel was not a part of Golden Acres; that it was part of a replat of Golden Acres as a legal description but was not part of the residential community; that the deed restrictions were not pulled up as a restriction on the property; the plat; the surrounding area; the intensity of uses; that the Future Land Use was changed to Commercial; that the zoning was being made consistent with the Future Land Use; potential uses; Staff's due diligence to determine the location of the site; connectivity; the displayed pictures of the plat and the replat; the December meeting for the Plan Amendment; the notice area; Mr. Rose's advocacy; the title company and the title policy; that whether there are deed restrictions was irrelevant to the zoning decision; civil action; the purpose of a replat; the easement; the District; that the parcels were potentially separated by a road; the sub area policy; that if there was a change they would have to come back; the project to the north; a potential continuance; that they were separate owners; a stub out; the Euclidean project; a request for an update on the project to the north; and that they were limited to C-1 with restricted uses only.

COMMISSIONER WEIGHTMAN MOVED approval to receive and file documents submitted by Mr. Allen Rose; **COMMISSIONER OAKLEY SECONDED.**

Chairman Starkey called on the motion; the motion carried with Commissioner Mariano and Commissioner Yeager absent from the vote.

COMMISSIONER YEAGER MOVED approval of Staff's recommendation; **COMMISSIONER OAKLEY SECONDED.**

Chairman Starkey called on the motion; the vote was unanimous, and the motion carried with Commissioner Mariano absent from the vote and Commissioner Weightman voting nay.

Noted Items

Agenda Items N70 through N125 were noted.

Agendas and Minutes

N70 JEOC Meeting Minutes – January 27, 2025
File Number NI25-0715
Comm. Dist. All
Recommendation Receive and File

Miscellaneous

N71 Pasco Sheriff's Office Letter Dated 04-27-2025 - Reimbursement for Expenses Incurred - Grant #15PBJA-21-GG-04328-MENT - 01-11-2025 through 03-31-2025 - \$26,525.60
File Number NI25-0113
Comm. Dist. All
Recommendation Receive and File

N72 Pasco Sheriff's Office Letter Dated 04-29-2025 - Reimbursement for Expenses Incurred - Grant #15PBJA-24-GG-05234-JAGX - 01-01-2025 through 03-31-2025 - \$31,917.74
File Number NI25-0114
Comm. Dist. All
Recommendation Receive and File

N73 Allowance Authorization Release (AAR) No. 2 – B.R.W. Contracting, Inc. – Old Pasco Road Improvements (North of Deedra Drive to North of Coyote Way/Sedgeway Boulevard) (TED25-0289)
File Number NI25-0143
Comm. Dist. 1, 2
Recommendation Receive and File

N74 Allowance Authorization Release (AAR) No. 2 – Augustine Construction, Inc. – Construction of a 5-Foot Wide Sidewalk Along Grand Boulevard from Mile Stretch Drive to State Road 54 (TED25-0288)
File Number NI25-0144
Comm. Dist. 3
Recommendation Receive and File

N75 Change Order No. 5 to Agreement for Solicitation No. IFB-KM-21-058 – Augustine Construction, Inc. – Construction of a 5-Foot Wide Sidewalk along Grand Boulevard from Mile Stretch Drive to State Road 54 (TED25-0158)
File Number NI25-0145
Comm. Dist. 3
Recommendation Receive and File

- N76 Release of Performance Guarantee Surety Bond No. 6213014604 – Mirada II Community Development District (Developer) – Mirada Parcel 1 (TED24-0292)
File Number NI25-0652
Comm. Dist. 1
Recommendation Receive and File
- N77 Receive the Right-of-Way (ROW) Performance Guarantee Surety Bond No. 5763559 – HBWB Development Services, LLC (Developer) – Stonehill (The Extension of Tyndall Road Including a Turn Lane and Approximately 1500 Linear Foot of Road Reconstruction) Permit No. ROW-2024-00233 (TED25-0045)
File Number NI25-0653
Comm. Dist. 1
Recommendation Receive and File
- N78 Receive the Right-of-Way (ROW) Performance Guarantee Surety Bond No. 5763560 – HBWB Development Services, LLC (Developer) – Kiefer Road & Trail Phase 1 (Approximately 5500 Linear Foot of Roadway Construction and 3300 Linear Foot of Trail Construction) Permit No. ROW-2024-00121 (TED25-0030)
File Number NI25-0654
Comm. Dist. 1
Recommendation Receive and File
- N79 Receive the Right-of-Way (ROW) Performance Guarantee Surety Bond No. 023230185 – Circle K Stores Inc., (Developer) – Circle K - State Road 54 and Chapel Crossings (Construction of Right Turn Lane and Driveway From Chapel Crossings Boulevard Into Site) Permit No. ROW-2024-00646 (TED25-0036)
File Number NI25-0655
Comm. Dist. 1
Recommendation Receive and File
- N80 Receive the Right-of-Way (ROW) Performance Guarantee Surety Bond No. 0262038, and Associated Rider – GK Florida, LLC (Developer) – Cottages at Abbott Station, Eiland Boulevard (Approximately 1300 Linear Foot of Roadway Widening Including a Left Turn Lane into Abbott Station Drive) Permit No. ROW-2023-00447 (TED25-0054)
File Number NI25-0656
Comm. Dist. 1
Recommendation Receive and File
- N81 Release of Performance Guarantee Surety Bond Nos. 0229538 and 0229537 and Accept Maintenance Guarantee Surety Bond No.

US00134929SU24A – Mattamy Tampa/Sarasota, LLC (Developer) –
Parkview at Long Lake Ranch Phase 1A (TED25-0062)

File Number NI25-0657

Comm. Dist. 4

Recommendation Receive and File

N82 Release of Performance Guarantee Surety Bond No. SU1169910 – Taylor
Morrison of Florida, Inc. (Developer) – Esplanade at Starkey Ranch Phase
4 (TED25-0099)

File Number NI25-0658

Comm. Dist. 3

Recommendation Receive and File

N83 Release of Performance Guarantee Surety Bond No. 6213005496 –
Mirada Community Development District (Developer) – Mirada Active
Adult Phase 1B (TED25-0101)

File Number NI25-0659

Comm. Dist. 1

Recommendation Receive and File

N84 Release of Performance Guarantee Surety Bond No. 6213004848 –
Mirada Community Development District (Developer) – Mirada Active
Adult Phase 1E (TED25-0102)

File Number NI25-0660

Comm. Dist. 1

Recommendation Receive and File

N85 Revision No. 3 for Task Order No. 1-20 – Additional Time Extension –
CDM Smith Inc. – Boyette Water Treatment Plant Chemical Storage and
Feed System Modifications PCU 20-007.00 (UTD25-0296)

File Number NI25-0713

Comm. Dist. 1

Recommendation Receive and File

N86 First Amendment to Economic Incentive Agreement – One Lacoochee
Center (OLC)

File Number NI25-0716

Comm. Dist. All

Recommendation Receive and File

N87 Emergency Purchase Approval - Consolidated Land Services, Inc.

File Number NI25-0722

Comm. Dist. 2

Recommendation Receive and File

- N88 Release of Performance Guarantee Surety Bond No. 6213005631 – Mirada Community Development District (Developer) – Mirada Active Adult Phase 1F (TED25-0103)
File Number NI25-0724
Comm. Dist. 1
Recommendation Receive and File
- N89 Receive the Right-of-Way (ROW) Performance Guarantee Surety Bond No. 016244018 – DHIC-Angeline, LLC (Developer) – Angeline Apartments (Approximately 575 Linear Foot of Roadway Construction Including a Right Turn Lane Onto Ascend Boulevard) Permit No. ROW-2022-00705 (TED25-0167)
File Number NI25-0725
Comm. Dist. 4
Recommendation Receive and File
- N90 Additional Purchasing Authority – As Needed Asphaltic Concrete
File Number NI25-0734
Comm. Dist. All
Recommendation Receive and File
- N91 Release of Maintenance Guarantee – Epperson North Community Development District – Epperson North Village E-4 PCU04-102.38 (UTD24-0153)
File Number NI25-0771
Comm. Dist. 1
Recommendation Receive and File
- N92 Pasco County Corrections Department Florida Model Jail Standards Annual Jail and Medical Inspection 2025 Results and Response
File Number NI25-0812
Comm. Dist. All
Recommendation Receive and File
- N93 Del Webb Bexley CDD - Annual Financial Audit Report FY Ended September 30, 2024 - Letter Dated May 6, 2025
File Number NI25-0823
Comm. Dist. All
Recommendation Receive and File
- N94 FAC25-1048 - Wesley Chapel Library - CAR 003 - Bandes Construction Co. Inc., - Landscaping - \$5,270.81 – 01-13-2025
File Number NI25-0824
Comm. Dist. All
Recommendation Receive and File

- N95 FAC25-1082 - Change Order 5 to Task Order No. FM22-032 - Williamson Dacar Associates, Inc. dba Williamson Design Associates - Pine Hill Park Site Improvement - \$3,700.00 – 03-20-2025
File Number NI25-0825
Comm. Dist. All
Recommendation Receive and File
- N96 FAC25-1095 - Jail Expansion - Moss & Associates - Potential Change Item (PCI) Budget Transfer (BT) BT0417 for CCD037 - Area Q and R Catwalk - \$198,011.00 – 04-09-2025
File Number NI25-0826
Comm. Dist. All
Recommendation Receive and File
- N97 FAC25-1102 - Change Order No. 4 to Task Order FM24-015 - Liberty Building A Renovations - Bandes Construction Company, Inc. - (\$28,479.70) – 04-07-2025
File Number NI25-0827
Comm. Dist. All
Recommendation Receive and File
- N98 FAC25-1125 - Change Order No. 1 to Task Order FM24-017 - West Pasco Judicial Center - Civil Restructure - EnviroBuild, LLC - Contract Decrease of \$(25,000.00) – 03-19-2025
File Number NI25-0829
Comm. Dist. All
Recommendation Receive and File
- N99 FAC25-1142 - Jail Expansion - Moss & Associates - PCI Budget Transfer BT0318 - Overtime Costs to Accelerate the Installation of the Fire Protection System - \$47,995.25 – 04-02-2025
File Number NI25-0830
Comm. Dist. All
Recommendation Receive and File
- N100 FAC25-1143 - Jail Expansion - Moss & Associates - Potential Change Item (PCI) Budget Transfer BT0478 - Anti-static Vinyl Composite Flooring - \$6,973.67 – 04-02-2025
File Number NI25-0831
Comm. Dist. All
Recommendation Receive and File

- N101 Hidden Creek North Community Development District - Proposed Fiscal Year 2025-2026 Budget - Letter Dated May 9, 2025
File Number NI25-0835
Comm. Dist. All
Recommendation Receive and File
- N102 Lakeside CDD - Annual Financial Audit Report FY Ended September 30, 2024 - Letter Dated May 6, 2025
File Number NI25-0836
Comm. Dist. All
Recommendation Receive and File
- N103 Seven Oaks CDD - Annual Financial Audit Report FY Ended September 30, 2024 - Letter Dated May 6, 2025
File Number NI25-0837
Comm. Dist. All
Recommendation Receive and File
- N104 The Verandahs CDD - Annual Financial Audit Report FY Ended September 30, 2024 - Letter Dated May 14, 2025
File Number NI25-0838
Comm. Dist. All
Recommendation Receive and File
- N105 Del Webb Bexley CDD Proposed FY 25/26 Budget
File Number NI25-0840
Comm. Dist. All
Recommendation Receive and File
- N106 Talavera CDD FY 25/26 Proposed Budget
File Number NI25-0841
Comm. Dist. All
Recommendation Receive and File
- N107 Wesbridge CDD FY 25/26 Proposed Budget
File Number NI25-0842
Comm. Dist. All
Recommendation Receive and File
- N108 Meadow Pointe III CDD FY 25/26 Proposed Budget
File Number NI25-0843
Comm. Dist. All
Recommendation Receive and File

- N109 Northwood Community Development District Proposed Operating Budget for Fiscal Year 2026
File Number NI25-0844
Comm. Dist. All
Recommendation Receive and File
- N110 WaterGrass Proposed Budget FY2026 - Approved 05-15-2025
File Number NI25-0845
Comm. Dist. All
Recommendation Receive and File
- N111 FAC25-1153 - Jail Expansion - Moss & Associates - Budget Transfer BT0342 for Construction Change Directive CCD026 - Various Projects - \$381,820.84 – 04-16-2025
File Number NI25-0846
Comm. Dist. All
Recommendation Receive and File
- N112 FAC25-1154 - Jail Expansion - Moss & Associates - BT0378 for Construction Change Directive CCD030 - Electrical and Security-Access Controls Credit - (\$202,095.22) – 04-16-2025
File Number NI25-0847
Comm. Dist. All
Recommendation Receive and File
- N113 FAC25-1155 - Jail Expansion - Moss & Associates - BT0390 for Construction Change Directive CCD033 - Drywall, Electrical, Mechanical and Plumbing - \$195,675.26 - 04-16-2025
File Number NI25-0848
Comm. Dist. All
Recommendation Receive and File
- N114 FAC25-1156 - Jail Expansion - Moss & Associates - Budget Transfer BT0423 for Construction Change Directive CCD038 - Plumbing - \$81,193.92 - 04-16-2025
File Number NI25-0849
Comm. Dist. All
Recommendation Receive and File
- N115 FAC25-1166 – AAR No. 2 - Fleet Management Department McKendree Road Building Expansion - Bandes Construction Company, Inc. - \$55,575.18 – 04-10-2025
File Number NI25-0850
Comm. Dist. All
Recommendation Receive and File

- N116 FAC25-1167 - Jail Expansion - Moss & Associates - Budget Transfer
BT0393 for Construction Change Directive CCD034 - Electrical, Masonry,
and Plumbing - \$337,688.26 – 04-24-2025
File Number NI25-0851
Comm. Dist. All
Recommendation Receive and File
- N117 FAC25-1168 - Jail Expansion - Moss & Associates - Budget Transfer
BT0400 for Construction Change Directive CCD035 - Various Projects -
\$166,559.00 – 04-24-2025
File Number NI25-0852
Comm. Dist. All
Recommendation Receive and File
- N118 FAC25-1170 - Jail Expansion - Moss & Associates - Budget Transfer
BT0452 for Construction Change Directive CCD049 - Electrical and Fire
Protection - \$201,661.35 – 04-24-2025
File Number NI25-0854
Comm. Dist. All
Recommendation Receive and File
- N119 FAC25-1171 - Jail Expansion - Moss & Associates - Budget Transfer
BT0453 for Construction Change Directive CCD050 - Mechanical -
\$42,424.77 – 04-24-2025
File Number NI25-0855
Comm. Dist. All
Recommendation Receive and File
- N120 FAC25-1172 - Jail Expansion - Moss & Associates - Budget Transfer
BT0460 for Construction Change Directive CCD053 - Plumbing -
\$5,220.79 – 04-24-2025
File Number NI25-0856
Comm. Dist. All
Recommendation Receive and File
- N121 FAC25-1180 - Jail Expansion - Moss & Associates - Budget Transfer
BT0437 for Construction Change Directive CCD042 - Electrical, Fire
Alarm, Communications - \$345,387.41 – 05-07-2025
File Number NI25-0857
Comm. Dist. All
Recommendation Receive and File

- N122 FAC25-1181 - Jail Expansion - Moss & Associates - Budget Transfer
BT0439 for Construction Change Directive CCD044 - HVAC - \$46,010.37
– 05-07-2025
File Number NI25-0858
Comm. Dist. All
Recommendation Receive and File
- N123 FAC25-1182 - Jail Expansion - Moss & Associates - BT0440 for CCD045 -
Electrical, Fire Alarm, Communications, and Electronic Safety and
Security - \$28,107.46 – 05-07-2025
File Number NI25-0859
Comm. Dist. All
Recommendation Receive and File
- N124 VOPH Fee Credit Registry Process Memo
File Number NI25-0864
Comm. Dist. 1, 2
Recommendation Receive and File
- N125 FAC25-1169 - Jail Expansion - Moss & Associates - Budget Transfer
BT0436 for Construction Change Directive CCD041 - Electrical and Food
Service - \$8,345.76 – 04-24-2025
File Number NI25-1169
Comm. Dist. All
Recommendation Receive and File

Addendum

There were none.

Walk-Ons

There was none.

Post Meeting Materials

To view post meeting materials, visit www.pascocountyfl.net and navigate to the Agendas and Minutes page.

Adjourn

Commissioner Yeager left the meeting at 11:58 a.m. and returned at 12:01 p.m.

Commissioner Oakley left the meeting at 12:02 p.m. and returned at 12:04 p.m.

Commissioner Weightman left the meeting at 1:33 p.m. and returned at 1:00 p.m.

Commissioner Oakley left the meeting at 3:00 p.m. and returned at 3:05 p.m.

Commissioner Mariano left the meeting at 3:00 p.m. and did not return.

Commissioner Weightman left the meeting at 3:11 p.m. and returned at 3:15 p.m.

Commissioner Yeager left the meeting at 3:24 p.m. and returned at 3:35 p.m.

Commissioner Weightman left the meeting at 3:56 p.m. and did not return.

The meeting adjourned at 4:04 p.m.

Prepared by: Neil C. Allen, Records Clerk I, Board Records Division

Prepared by: Meaghan Legnini, Operations Lead, Board Records Division