

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

ANNOTATED AGENDA

OCTOBER 7, 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 2ND FLOOR
37918 MERIDIAN AVENUE, DADE CITY, FL 33525**

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. Debbie Gay, Deputy Clerk
County Administrator	Mike Carballa, P.E. Rep. by Mr. Eric Breitenbach, Assistant County Administrator for Internal Services
County Attorney	Jeffrey N. Steinsnyder, Esq.

Call To Order

Chairman Starkey called the meeting to order at 10:01 a.m.

**Invocation
Pledge of Allegiance**

A Chaplain gave the Invocation.

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

Roll Call

Ms. Gay 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.

Mr. Doug Drozd, Ms. Pamela Williams, and Mr. Tom Strugar spoke regarding traffic on Centennial; school traffic issues; whether there were any plans to help them; conversations with the principal; the conditions of Parris Grove Road; property values; personal histories; impact fees; safety concerns; calls with County Departments; the Enclave at Livingston; wanting the Board to vote no until more research was done; and that deficiencies didn't look to be remedied before construction.

Resolutions

Commissioners Items - Commissioner Yeager

RS1	A Resolution By The Board Of County Commissioners Of Pasco County, Florida, Declaring October 15, 2025, As White Cane Awareness Day In Pasco County
File Number	CAO26-5103
Comm. Dist.	All
Recommendation	Approve

Approved to adopt.

Approved to receive and file documents submitted by Ms. Becky Bennett.

Commissioner Items - Commissioner Mariano

- RS2 A Resolution By The Board Of County Commissioners Of Pasco County, Florida, Recognizing The Week Of October 19-25, 2025, As National Veterinary Technician Appreciation Week In Pasco County
File Number CAO26-5102
Comm. Dist. All
Recommendation Approve

Approved to adopt.

Consent

Approved the Consent Agenda with the exception of Agenda Items C8, C9, and C34 which were pulled for discussion or revision

Constitutional Officers - Clerk - Financial Matters

- C3 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 CO26-0100
Comm. Dist. All
Recommendation Approve

Legislative/Administrative - County Administrator

- C4 2026 Proposed Public Hearing Schedule — Board of County Commissioners and Planning Commission — Rezoning, Special Exception, Conditional Use, Variance, and Non-Ad Valorem and Special Assessments Public Hearings — No Funding Required
File Number CA26-5000
Comm. Dist. All
Recommendation Approve

Legislative/Administrative - County Attorney

- C5 Joint Meeting with Hillsborough County Commission and Pinellas County Commission
File Number CAO26-0001
Comm. Dist. All
Recommendation Approve

Development Services - Planning, Development, and Economic Growth

- C6 Resolution Denying Conditional Use Permit No. CU25-09 for a 155-Foot Above-Ground-Level (AGL) Monopine Wireless Communications Facility (WCF) in an A-R Agricultural-Residential District – No Funding Required
File Number PDE26-CU09
Comm. Dist. 3
Recommendation Approve

Internal Services - Emergency Management

- C7 Hazard Mitigation Grant Program (HMGP) Subaward and Grant Agreement (Project No. 4680-010-R) - Florida Division of Emergency Management (FDEM) - Pasco County, Florida Avenue, Flood Risk Reduction - Phase I - \$174,674.85 - ALN 97.039
File Number OEM26-0001
Comm. Dist. 4
Recommendation Approve

Internal Services - Facilities Management

- C8 Agreement for Sale and Purchase of Surplus Real Property – Habitat for Humanity East & Central Pasco County, Inc. – 5436 Lisa Circle, Zephyrhills – Revenue – \$10.00
File Number FAC26-0033
Comm. Dist. 1
Recommendation Approve

Agenda Items C8 and C9 were heard together.

Approved Staff's recommendation for Agenda Items C8 and C9 with Commissioner Weightman and Commissioner Mariano voting nay.

- C9 Agreement for Sale and Purchase of Surplus Real Property – Tampa Bay Community Development Corporation, d/b/a Suncoast Housing Connections – 7825 Farmlawn Drive, Port Richey – Revenue – \$10.00
File Number FAC26-0034
Comm. Dist. 5
Recommendation Approve

Agenda Items C8 and C9 were heard together.

Internal Services - Fleet Management

- C10 Classification and Disposal of Surplus Property – Auction Services – No Funding Required
File Number FM26-0002
Comm. Dist. All
Recommendation Approve

Internal Services - Human Resources

- C11 Acceptance of the PBA 2025-2028 Collective Bargaining Agreement (Officers and Corporals) – Police Benevolent Association, (PBA) Inc. – No Additional Funding Required
File Number HR26-0005
Comm. Dist. All
Recommendation Approve
- C12 Acceptance of the PBA 2025-2028 Collective Bargaining Agreement (Sergeants and Lieutenants) – Police Benevolent Association, (PBA) Inc. – No Additional Funding Required
File Number HR26-0006
Comm. Dist. All
Recommendation Approve

Public Infrastructure - Fiscal and Business Administration

- C13 Budget Amendment and Resolution – Transportation Engineering Department (TED) – True Up Chargeback Accounts to Ensure the Cost Associated with Each Project Reflects the Expense TED Incurred – \$835,000.00
File Number PIFBA26-0001
Comm. Dist. All
Recommendation Approve
- C14 Budget Amendment – Transfer from Utilities Water and Wastewater Unit Fund Reserves – Ensure Adequate Funding Through Remainder of Fiscal Year (FY) 2025 for Purchased Water from Tampa Bay Water – \$4,105,399.00
File Number PIFBA26-0002
Comm. Dist. All
Recommendation Approve

Public Infrastructure - Public Works

- C15 Task Order No. SMO26-003 – Applied Sciences Consulting, Inc. – Aurora Drive Flood Abatement Conceptual Plan – \$118,927.55
File Number PW26-0003
Comm. Dist. 4
Recommendation Approve
- C16 Interlocal Agreement – Pasco County and District School Board of Pasco County – In-Kind Services for Stormwater Management Programs – No Funding Required
File Number PW26-0008
Comm. Dist. All
Recommendation Approve
- C17 Task Order No. SMO26-006 – Jacobs Engineering Group Inc. – Ehren Cutoff Flood Mitigation Conceptual Plan – \$129,058.84
File Number PW26-0009
Comm. Dist. 2
Recommendation Approve
- C18 Task Order No. SMO26-007 – Halff Associates, Inc. – Holiday Lake Estates Flood Abatement Conceptual Plan – \$119,135.06
File Number PW26-0010
Comm. Dist. 3
Recommendation Approve
- C19 Task Order No. SMO26-008 – Halff Associates, Inc. d/b/a Singhofen Halff – Anclote East-West and Lower Coastal Watersheds Water Quality Study – \$175,145.41
File Number PW26-0011
Comm. Dist. 3, 4
Recommendation Approve

Public Infrastructure - Transportation Engineering

- C20 Resolution to Reduce the Speed Limit – Eiland Boulevard – Speed Limit Reduction – \$1,000.00
File Number TED26-0002
Comm. Dist. 1, 2
Recommendation Approve

- C21 Resolution to Reduce the Speed Limit – Darby Road – Speed Limit Reduction – \$1,000.00
File Number TED26-0003
Comm. Dist. 1
Recommendation Approve
- C22 Multiple Award of Bid No. IFB-SP-25-115 – Gigowski Battery, LLC and Jag Tech Enterprises LLC – As Needed Traffic Operations Equipment Batteries – \$178,500.00
File Number TED26-0004
Comm. Dist. All
Recommendation Approve
- C23 First Amendment to Agreement – Traffic Control Products of Florida, Inc. – One-Year Renewal for As-Needed General Traffic Construction Services – \$5,000,000.00
File Number TED26-0005
Comm. Dist. All
Recommendation Approve
- C24 Task Order No. TED26-0006, Budget Amendment, and Budget Resolution – Coastal Design Consultants, Inc. – Design and Post Design Services for Ross Lane and Little Road Intersection Signalization and Intersection Modifications Project – \$156,900.00
File Number TED26-0006
Comm. Dist. 4
Recommendation Approve
- C25 Request to Waive Fee for Special Warning Sign – Westfield Drive – \$250.00
File Number TED26-0009
Comm. Dist. 5
Recommendation Approve
- C26 Maintained Right-of-Way Map – Northern Segment of Wirt Road from the Prospect Road Intersection to Approximately 2,600 Feet North, Florida Statutes Section 95.361 – No Funding Required
File Number TED26-0401
Comm. Dist. 1
Recommendation Approve

Public Infrastructure - Utilities

- C27 Task Order No. 6-25 – Stroud Engineering Consultants, Inc. – Pump Station Replacement for ABC Pizza Expansion (PCU 25-008.00) – \$383,040.00
File Number UTD26-0004
Comm. Dist. 2
Recommendation Approve
- C28 Award of Bid No. IFB-KM-25-104 – R&M Service Solutions, LLC – As Needed Furnishing and Installation of Team, Inc., Insert Valve Systems – \$1,233,842.00
File Number UTOM26-0001
Comm. Dist. All
Recommendation Approve
- C29 First Amendment to Agreement No. IFB-RH-23-078 – PSI Technologies Inc. – As Needed Pump Overhaul and Related Equipment Repair Services for Water and Wastewater Systems – Multi-Year Award – \$800,000.00
File Number UTOM26-0002
Comm. Dist. All
Recommendation Approve
- C30 Cooperative Purchase – Herc Rentals Inc. – As Needed Rental Equipment, Products, and Related Services – \$681,860.00
File Number UTOM26-0003
Comm. Dist. All
Recommendation Approve
- C31 Award of Bid No. IFB-CA-25-101 – Odyssey Manufacturing Co. – As Needed Chemical Feed System Maintenance Repairs and Replacement Services – \$901,975.00
File Number UTOM26-0024
Comm. Dist. All
Recommendation Approve
- C32 Award of Bid No. IFB-KM-25-118 – Shenandoah General Construction, LLC – As Needed Domestic Sanitary Sewer Debris and Grit Disposal Services – \$662,000.00
File Number UTOM26-0034
Comm. Dist. All
Recommendation Approve

- C33 Execution of Settlement Agreement – Florida Department of Environmental Protection – Southeast Pasco Subregional Wastewater Treatment Facility Discharge – \$250.00
File Number UT26-0021
Comm. Dist. 1
Recommendation Approve
- C34 Change Order No. 5 – U.S. Water Services Corporation – Time Extension and Additional Funds for Pasco Aqua Utility System Improvements (PCU 20-003.00) – \$418,871.87
File Number UTD26-0018
Comm. Dist. 1, 5
Recommendation Approve

Approved Staff's recommendation.

Public Safety - Corrections

- C35 Interlocal Agreement for Emergency Inmate Housing Support Agreement - Hernando County Sheriff's Office – Multi-Year – No Funding Required
File Number COR26-0002
Comm. Dist. All
Recommendation Approve
- C36 First Amendment and Additional Purchasing Authority – Inmate Health Services - NaphCare, Inc. – Additional Medical Staff Due to Jail Expansion – \$1,031,619.02
File Number COR26-0001
Comm. Dist. All
Recommendation Approve

Public Services - Community Development

- C37 Amendment to Exempt Purchase – Pasco County Tax Collector's Office – Servicing and Collection of Loan Payments for Community Development Loans – \$285,000.00
File Number CD26-0002
Comm. Dist. All
Recommendation Approve

Public Services - Community Services

- C38 Amendment 002 to the EZ024-PASCO Standard Contract – Area Agency on Aging of Pasco-Pinellas, Inc. – Decrease in Contract Funding; CSFA No. 65.002 and CSFA No. 65.004 – \$10,215.85
File Number SS26-0001
Comm. Dist. All
Recommendation Approve
- C39 Amendment No. 002 to the EH024-PASCO Standard Contract – Area Agency on Aging of Pasco-Pinellas, Inc. (AAAPP) – Decrease in Contract Funding; CSFA No. 65.001 – \$1,810.85
File Number SS26-0002
Comm. Dist. All
Recommendation Approve
- C40 Amendment No. 002 to the EC024-PASCO Standard Vendor Agreement – Area Agency on Aging of Pasco-Pinellas, Inc. – Decrease in Contract Funding; CSFA No. 65.010 - \$18,026.90
File Number SS26-0006
Comm. Dist. All
Recommendation Approve

Public Services - Libraries

- C41 Exempt Purchase - Various Vendors - Library Books, Resource Subscriptions, and Related Items - \$1,069,000.00
File Number LI26-0001
Comm. Dist. All
Recommendation Approve

Public Services - Parks, Recreation and Natural Resources

- C42 Budget Amendment, Journal Entry No. 2025 12 40 and Resolution – Parks, Recreation, and Natural Resources Department – Recognize Donations within the General Fund and Replenish Operational Budget – \$14,727.00
File Number PRN26-0001
Comm. Dist. All
Recommendation Approve

C43 Budget Amendment, Journal No. 2025 12 837 and Resolution – Parks, Recreation and Natural Resources Department – Recognize Funding Assistance from Florida Fish and Wildlife Conservation and Commission for the Vamos a Pescar Program – \$3,500.00

File Number PRN26-0002

Comm. Dist. All

Recommendation Approve

C44 Holiday Schedule Management – Parks, Recreation, and Natural Resources Department – Saturdays During Public School Fall and Winter Break, and Future Delegation of Authority – No Funding Required

File Number PRN26-0007

Comm. Dist. All

Recommendation Approve

Public Services - Support Services

C45 Annual Contract – State of Florida Department of Health – Contract Year 2025-2026; Health Services – \$1,064,665.00

File Number SPS26-0001

Comm. Dist. All

Recommendation Approve

Updates from Chairman-Appointed Boards and Committees

The updates were provided under Miscellaneous Business.

Miscellaneous Business - District One - Commissioner Oakley

- Commissioner Oakley displayed pictures and spoke regarding the Realtor Pasco Public Policy Committee Meeting.
- He displayed pictures and spoke regarding the Leadership Pasco Class of 2026.
- He displayed pictures and spoke regarding the Spectrum Employee Community Grant Check Presentation.

Discussion was held regarding the amount of the check; that it was donated to several groups; and what it could help.

- He displayed pictures and spoke regarding the Kinfield-Hines Groundbreaking for the KD 52 Project.

Discussion was held regarding the trial.

- He displayed pictures and spoke regarding a recent tour of the Saddlebrook Resort Property.

Discussion was held regarding air conditioning that had gone out; the lobby; the different areas that had been and would be updated; a mural being painted; the bar area; hidden treasures; an upcoming conference; and great investments.

- He displayed pictures and spoke regarding the Emergency Services Employee Recognition Ceremony.

Discussion was held regarding being careful with budget cuts; someone who had won several awards; and lives saved.

- He spoke regarding a recent visit with the City of Dade City, the northern part of the city needing to be revitalized, parts of the area being owned by the County, and things left behind after the hurricanes.

Miscellaneous Business - District Two - Commissioner Weightman

- Commissioner Weightman spoke regarding a recent Florida Trend event with the EDC (Economic Development Council) and AdventHealth Wesley Chapel, an upcoming article, and that people might be reaching out to ask questions.

Miscellaneous Business - District Three - Commissioner Starkey

- Dr. Marc Bellas, Director of Organizational Performance Management, used a PowerPoint presentation to review the impacts of hurricanes and how the Four Rivers Basins Project might have mitigated the extent.

Discussion was held regarding conversations with the Army Corps of Engineers, Congress, and SWFWMD (Southwest Florida Water Management District); data and information; funding; their approach; local delegation; time frames; urgency; cost estimates from when it was originally looked at; whether they knew how much it would cost today; the studies; whether CDGB-DR funds could be used; stormwater projects; Ridge Road; an Anclote project; dollar matches; past projects; the Masaryktown Channel; the importance of timing; and the hurricanes.

- Mr. David Engel, Director of Planning, Development and Economic Growth, spoke regarding a brief history of Tampa Bay Wave, industrial development, research development, manufacturing in the Tampa area, a USF study, defense technology, economic development, a letter of endorsement that had been requested, and equal standings.

Discussion was held regarding the PEDC (Pasco Economic Development Council) International Economic Development Committee; DefenseTech; partnerships; defense contractors in the County; the grant; opportunities; Penny for Pasco funds; where the money would be used; ReadySites; local matches; AmSkills; SMARTStart program; and the letter.

Approved to endorse the Chairman to sign the letter of support and to use \$100,000.00 EDC money from the Penny for Pasco funds.

- Chairman Starkey requested an update on Ridge Road.

Mr. Panos Kontses, Transportation Engineering, spoke regarding the progress, issues encountered by the contractor with unsuitable soils, working with CSX regarding the crossing, the utilities connection for Moffit, and that they hoped to open the two lanes by the end of the year.

Discussion was held regarding the lane openings; the bridge over the CSX railroad; wanting to make sure there was enough room for pedestrians and cyclists; roadway design; the overpasses at State Road 52 and State Road 54; funding that had been sitting for years; rising costs each year; FDOT; and hearing about a potential new truck stop at 75 and 52 and wanting them to look into it.

- Later in the meeting, she spoke regarding the Tourist Development Council and the upcoming Lynn Lewis Foundation Pink October Games at the Wiregrass Ranch Sports Campus.
- Approved to appoint Ms. Alexis Doyle to the Tourist Development Council.
- She displayed pictures and spoke regarding the FAC Innovation and Policy Conference she attended in Gainesville and topics they discussed.
- She spoke regarding AmSkills being visited by the Department of Education, the Peacock Grant, being told equipment was being used incorrectly, people who had met together, and that they were working on getting it resolved.

Discussion was held regarding grants; those they had spoken to; low income areas; providing training; not understanding why they would want to remove the equipment; apprentice programs; what happened during COVID; a brief history of what happened; doing the best they could; and non-profits helping people get back on their feet.

- She displayed pictures and spoke regarding the Florida Women's Hall of Fame Induction Ceremony.

- She spoke regarding a visit to the One Community Now Veteran's Support Center and the Hope Shot.
- She displayed pictures and spoke regarding the Trinity Odessa Leadership Meeting.
- She spoke regarding the upcoming January 17th Miles that Matter Fun Run for All Children's Hospital.
- She spoke regarding a Zoom meeting with US News and World Report and top children's hospitals in the Country.
- She distributed flyers and spoke regarding the 2nd Annual Pasco Food Summit hosted by the Food Policy Advisory Council.
- She spoke regarding kicking off the BAMA (Bay Area Manufacturing Association) Virtual Tour.
- She spoke regarding the upcoming purple light event.

Ms. Joanna Cheshire, Chief of Staff, spoke during the discussion.

Discussion was held regarding lighting the building up to honor veterans across the United States; that it had been done with a Resolution the previous year; what the cities had done; and whether a Resolution or motion was needed.

Approved lighting the buildings up purple to honor veterans during the month of November.

Miscellaneous Business - District Four - Commissioner Yeager

- Commissioner Yeager displayed pictures and spoke regarding Pinellas County Deputy Dakota Dellechiaie's family thanking Pasco County Firefighters who had saved his life and the Pasco County Fire Rescue crew being awarded with the Green Cross Award.
- She displayed pictures and spoke regarding the recent Fire Department Graduation and that it was the largest promoting class they ever had.
- She displayed pictures and spoke regarding the Big Blue BBQ.
- She spoke regarding conversations with their legislative delegation, recent death threats that had been received, examples of changes that had to be made, that she reached out to Staff about amping up security, the Sheriff's Office, and asking the Board about how they felt.

Discussion was held regarding having one point of entry; wandering people as they came in; being proactive; trying to get it done before; personal stories; other buildings and entities that had heavier security measures; a request for costs; efficiency; potentially having a committee discuss it; death threats received; a change in the atmosphere with the public; working with the Sheriff; whether they wanted to expand it beyond the Board meetings to include the MPO (Metropolitan Planning Organization) and Planning Commission; operating within Statute parameters; firearms policies; what could be done in the interim; funding extra burdens; and that something would be brought back.

Miscellaneous Business - District Five - Commissioner Mariano

- Commissioner Mariano displayed pictures and spoke regarding what he had discussed earlier under Agenda Item C34, what was done, and what they could do.
- He displayed pictures and spoke regarding the recent homeless meeting in the West Pasco Government Center.

Ms. Paula Baracaldo, Director of Support Services, spoke during the discussion.

Discussion was held regarding conversations at the meeting; that it was a positive meeting; looking at solutions; that Staff had done a phenomenal job; a similar meeting at St. Leo; a previous project where the surrounding neighbors had concerns; Pasco Hope; hoping to get one on the east side; and personal stories.

- He spoke regarding wanting improvement projects in the Hudson Beach area.

Discussion was held regarding the projects and the area.

- He displayed a video from Mr. Lane Mendelsohn and spoke regarding the Two Good Soles Event.
- He spoke regarding meeting with the Leadership Pasco group.
- Later in the meeting, he spoke regarding a request to waive the park fees for a fundraising event for the President of the Shady Hills Little League whose home had burned down.

Approved to waive the park fees at Elsie Logan Memorial Park in the amount of \$560.00.

Miscellaneous Business - County Administrator

- Mr. Breitenbach spoke regarding a reminder about the upcoming Tri-County Workshop to be held the following Friday.

Discussion was held regarding keeping Pinellas County Commissioner Chris Latvala in their prayers as he was in the hospital.

Miscellaneous Business - County Attorney

- No items.

Miscellaneous Business - Clerk and Comptroller

- Ms. Gay spoke regarding the Empowerment Room at the Clerk's Office in the West Pasco Judicial Center New Port Richey, the partnership with The Salvation Army of Pasco County, and the upcoming Ribbon Cutting Ceremony.

Miscellaneous Business - Sheriff

- Absent.

THE BOARD RECESSED AT 11:53 A.M. AND RECONVENED AT 1:32 P.M.

Public Hearings

Proposed Ordinances at 1:30 p.m.

P46 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 PDE26-0008
Comm. Dist. 1
Recommendation Continuance Requested

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

P47 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 PDE26-0009
Comm. Dist. 1
Recommendation Approve

Approved to adopt by a roll call vote.

P48 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 14) From AG (Agricultural) To EC (Employment Center) On Approximately 47.58 Acres Of Real Property Located On The West Side Of McKendree Road Approximately 3,560 Feet South Of The Intersection Of Tyndall Road And McKendree Road; And Providing For Additional Text Amendments As Necessary For Internal Consistency; Providing For A Repealer, Severability, And An Effective Date.
File Number PDE26-0017
Comm. Dist. 1
Recommendation Approve

Approved to adopt by a roll call vote.

Public Hearings at 1:30 p.m.

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

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

Approved the Public Hearing Consent Agenda which included Agenda Item P49 and Agenda Item AP83 contingent upon Clerk review.

- P49 Zoning Amendment (Consent) – Kuriakos G & Nadukudy J G & Keeppanasseril B & L / Flint Retail and Office – Change in Zoning from a C-2 General Commercial District, C-1 Neighborhood Commercial District and R-3 Medium Density Residential District to a C-2 General Commercial District and PO-2 Professional Office District – East Pasco County – North Side of Pure Water Way (formerly known as State Road 54) – Containing Approximately 5.78 Acres
 File Number PDE26-7870
 Comm. Dist. 1
 Recommendation Approve

The item was approved as part of the Public Hearing Consent Agenda.

- P50 Zoning Amendment (Consent) – Castro Jose Manuel and Castro Garfias Jaime/ 3915 Alice Drive – Change in Zoning from an A-R Agricultural-Residential District to an R-1MH Single-Family/Mobile Home District – Southeast Pasco County – Southwest Corner at the Intersection of Brisk Drive and Alice Drive – Containing Approximately 1.03 Acres
 File Number PDE26-7880
 Comm. Dist. 2
 Recommendation Approve

Approved Staff's recommendation.

Noted Items

Agenda Items N51 through N82 were noted.

Agendas and Minutes

- N51 Gulf Harbors MSBU Advisory Committee Minutes of the Meeting
 File Number NI25-1093
 Comm. Dist. All
 Recommendation Receive and File
- N52 Commission on the Status of Women (CSW) Meeting Minutes - August 4, 2025
 File Number NI26-0229
 Comm. Dist. All
 Recommendation Receive and File

N53 Lake Bernadette Community Development District Meeting Minutes —
April 22, 2025
File Number NI26-0240
Comm. Dist. All
Recommendation Receive and File

Miscellaneous

N54 Allowance Authorization Release (AAR) No.1 – KM2H, LLC – Boyette
Road 8-foot Multi-Use Path (Merilee Place to the Most Southernly
Entrance into the Wesley Chapel District Park) (TED25-0397)
File Number NI26-0100
Comm. Dist. 1, 2
Recommendation Receive and File

N55 Release of Performance Guarantee Surety Bond No. 59BSBJD9742 –
Pulte Home Company, LLC (Developer) – Vida's Way Legacy Phase 1B
(PDE25-0385)
File Number NI26-0248
Comm. Dist. 1
Recommendation Receive and File

N56 Release of Performance Guarantee Surety Bond No. 0851577 – Pulte
Home Company, LLC (Developer) – Vida's Way Legacy Phase 1A
(PDE25-0384)
File Number NI26-0247
Comm. Dist. 1
Recommendation Receive and File

N57 Change Order No. 1 to Agreement IFB-KM-24-046 – U.S. Water Services
Corporation – Time Extension for Southwest Utility Improvements (PCU
21-010.00) (UTD25-0461)
File Number NI26-0131
Comm. Dist. 3, 5
Recommendation Receive and File

N58 Emergency Purchase – Land O' Lakes Reclaim Reservoir – Automatic
Backwash Strainer (UTOM25-0678)
File Number NI26-0246
Comm. Dist. 2
Recommendation Receive and File

- N59 First Amendment to IFB-KM-22-179 – Odyssey Manufacturing Co – On-Going Chemical Feed System Maintenance Repairs & Replacement Services – Multi-Year Award (UTOM25-0462)
File Number NI26-0245
Comm. Dist. All
Recommendation Receive and File
- N60 Alternative Standard Request - Peeples Maintenance and Home Repair, Inc. - Alternative Standard Request from the Land Development Code Section 907.1.E.2, Parking Facilities Required - Located on the East-West Portion of Fort King Road, Approximately 2,346 Feet West of the Fort King Road and Daughtery Road Intersection.
File Number NI26-0180
Comm. Dist. All
Recommendation Receive and File
- N61 Additional Purchasing Authority – Megascapes Landscape and Maintenance, Inc. – As Needed Landscape Beautification and Maintenance Services (PWM25-0070)
File Number NI26-0216
Comm. Dist. All
Recommendation Receive and File
- N62 Task Order No. SMO25-013 – Halff Associates, Inc. – Highland Loop & Winston Drive Conceptual Plan (PWM25-0037)
File Number NI26-0217
Comm. Dist. 3
Recommendation Receive and File
- N63 Wonderware. Inc. d/b/a CORE Business Technologies - Payment Software Contract and Statement of Work
File Number NI26-0219
Comm. Dist. All
Recommendation Receive and File
- N64 Additional Bid Line Items – Grading and Bush Hog Services, Inc. – Ongoing and As Needed Guardrail/Handrail Installation and Materials (PWM25-0072)
File Number NI26-0220
Comm. Dist. All
Recommendation Receive and File

- N65 Report of Receipt of Annual Donations FY25 – Corrections Department
File Number NI26-0221
Comm. Dist. All
Recommendation Receive and File
- N66 Clerk & Comptroller - Fee-Funded Budget Allocation Fiscal Year 2025-2026 - Received in Board Records August 29, 2025
File Number NI26-0222
Comm. Dist.
Recommendation Receive and File
- N67 Fire Rescue Station No. 19 - CAR No. CM-002 – Ajax Building Company, LLC., – \$7,491.00 – August 28, 2025
File Number NI26-0155
Comm. Dist. All
Recommendation Receive and File
- N68 Change Order No. 1 to Task Order No. FM25-014 – Williamson Dacar Associates, Inc. dba Williamson Design Associates (WDA) – Citizens Center Renovations – \$6,000.00 – August 25, 2025
File Number NI26-0153
Comm. Dist. All
Recommendation Receive and File
- N69 Fire Rescue Station No. 2 - CAR No. OC-002 – Ajax Building Company, LLC., – \$8,326.00 – August 25, 2025
File Number NI26-0154
Comm. Dist. All
Recommendation Receive and File
- N70 Lake Bernadette Community Development District Meeting Minutes — May 24, 2025 & July 22, 2025
File Number NI26-0228
Comm. Dist. All
Recommendation Receive and File
- N71 Highland Trails, Mirada II, & Zephyr Lakes Community Development Districts Adopted 2026 Meeting Schedules
File Number NI26-0230
Comm. Dist. All
Recommendation Receive and File

- N72 Angeline & North AR-1 of Pasco Community Development District -
Adopted Fiscal Year 2026 Meeting Schedules
File Number NI26-0231
Comm. Dist. All
Recommendation Receive and File
- N73 Watergrass II Community Development District Fiscal Year 2026 Meeting
Schedule
File Number NI26-0232
Comm. Dist. All
Recommendation Receive and File
- N74 Meadow Pointe Community Development District Fiscal Year 2026
Meeting Schedule
File Number NI26-0233
Comm. Dist. All
Recommendation Receive and File
- N75 Lake Bernadette Community Development District Fiscal Year 2026
Meeting Schedule
File Number NI26-0234
Comm. Dist. All
Recommendation Receive and File
- N76 Union Park East Community Development District Fiscal Year 2026
Adopted Budget and Meeting Schedule
File Number NI26-0235
Comm. Dist. All
Recommendation Receive and File
- N77 Two Ridges Community Development District Fiscal Year 2025/2026
Meeting Schedule
File Number NI26-0236
Comm. Dist. All
Recommendation Receive and File
- N78 The Preserve at Southbranch Community Development District Fiscal
Year 2026 Adopted Budget & Meeting Schedule
File Number NI26-0237
Comm. Dist. All
Recommendation Receive and File

- N79 Preserve at Wilderness Lake Community Development District - Adopted Fiscal Year 2026 Adopted Budget & Meeting Schedule
File Number NI26-0238
Comm. Dist. All
Recommendation Receive and File
- N80 Epperson Ranch Community Development District Adopted Fiscal Year 2026 Budget, Assessments, and Meeting Schedule
File Number NI26-0239
Comm. Dist. All
Recommendation Receive and File
- N81 Bridgewater of Wesley Chapel Community Development District Fiscal Year 2026 Adopted Budget & Meeting Schedule
File Number NI26-0241
Comm. Dist. All
Recommendation Receive and File
- N82 City of Dade City CRA Fiscal Year 2026 Adopted Budget and Resolution No. 2025-02
File Number NI26-0242
Comm. Dist. All
Recommendation Receive and File

Addendum

Public Hearings

- AP83 Zoning Amendment Substantial Modification (Consent) - Double Branch MPUD Formerly Known As Pasco Town Center MPUD – PTC Boyette, LLC, et al. – A Rezoning Request to Substantially Modify the Double Branch MPUD Master Planned Unit Development District to Amend the Name of the MPUD to the Double Branch MPUD and to Amend the MPUD Entitlements, to Increase the Industrial Entitlements from 4,000,000 Square Feet to 6,000,000 Square Feet and to Increase the Office Entitlements from 725,000 Square Feet to 1,725,000 Square Feet and Associated Infrastructure on Approximately 966.87 Acres Located in Central Pasco County
File Number PDE26-7881
Comm. Dist. 1
Recommendation Approval with Conditions

Approved as part of the Public Hearing Consent Agenda and contingent upon Clerk review.

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

The meeting adjourned at 2:07 p.m.

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