

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

ANNOTATED AGENDA

NOVEMBER 12, 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 Mr. Harold Sample, 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 10:00 a.m.

Invocation

Pledge of Allegiance

A Chaplain gave the Invocation

Mr. Sample led the Pledge of Allegiance to the Flag.

Roll Call

Mr. Sample 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. Tom Frain, Treasurer of Betmar Acres Club Incorporated, Mr. Scott Wachsmuth, Vice-President of Betmar Acres Club Incorporated, Mr. John Hannon, Mr. Alan Lane, Mr. Norman Kline, Mr. Greg Dawson, Mr. Doug Drozd, Ms. Julia Bartunek, and Mr. Robert Fuerst, Pasco County Professional Fire Fighters, spoke regarding the Betmar Acres community; property tax issues and previous comments; the documents submitted by Mr. Tom Frain; comments from an Assistant County Attorney; fee assessments; Pasco County Code of Ordinances; adopted Resolutions; non ad valorem assessments; Florida State Statutes; that lot owners should be charged and not the corporation as a whole; private roads; speeding concerns; police response; money spent to maintain roads; issues with Morris Bridge and Chancey being closed for so long; traffic on Lanier Road; issues with emergency service access on Lanier Road; road maintenance; confrontation issues; personal histories; road rage concerns; county and private responsibilities; roadway conditions; the lack of speed limit signs; safety concerns; personal property locations; trespassing issues; past letters that had been sent pertaining to the donation of right-of-way; land ownership changes; county utilities; past claims that had been filed; wanting clarification on who was responsible; school traffic on Centennial Road that was getting worse; that people were driving on front lawns to turn around; emergency access issues on Centennial Road; roads that had been paved in the area; traffic patterns; wanting the County to work with the School Board to find a solution; loops in the school parking lots; the Tree Mitigation Fund; keeping Pasco beautiful; the desire for a massive tree planting; the need for trees along trails for shade; the Planning Commission's efforts; stormwater management; that trees could help with water retention; the tree canopy; appreciation to Mr. J.J. Murphy, Assistant County Administrator for Public Safety, for all the work he had done in the County and his last day with the County; accolades and stories; his leadership; mental health visits for firefighters; his integrity and compassion; and his retirement.

Mr. J.J. Murphy, Assistant County Administrator for Public Safety, spoke during the discussion.

Discussion was held regarding a private road and whether it was paved; road maintenance; when Two Rivers was approved; connectivity; what had been originally approved; Staff that would be directed to speak with the citizens; when Morris Bridge and Chancey was expected to be repaired and opened; working with the School Board; school safety meetings; appreciation for all Mr. Murphy has done; taking over the jail; bringing back the Public Safety branch; challenges within the fire department; focusing on mental health; lobbying to bring money back to the County; his leadership; positive support; that they were going to miss him; doing what needed to be done; his retirement; appreciation to everyone for their comments; it being a highlight of his career; appreciation for the team's efforts; moving inmates to the new facilities; firefighter staffing and hours; and appreciation for their investment into the mental health.

Approved to receive and file document submitted by Mr. Tom Frain.

Resolutions

Commissioners Items - Chairman Starkey

RS1 A Resolution By The Board Of County Commissioners Of Pasco County, Florida, Declaring The Month Of November As National Hospice And Palliative Care Month And Commending Gulfside Healthcare Services For Its Outstanding Service And Dedication To The Citizens Of Pasco County
File Number CAO26-5109
Comm. Dist. All
Recommendation Approve

Approved to adopt.

Consent

Approved the Consent Agenda with the exception of Agenda Items C23, C25, C30, C37, C38, and C53 which had been pulled for revision or discussion and Agenda Item C28 which had been withdrawn.

Constitutional Officers - Clerk - Financial Matters

- C2 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 CO26-0107
Comm. Dist. All
Recommendation Approve

Constitutional Officers - Clerk - Minutes Distribution

- C3 Board of County Commissioners Regular Meeting/Rezoning August 6, 2024 – 10 A.M.
File Number CO26-0103
Comm. Dist. All
Recommendation Approve
- C4 Board of County Commissioners Regular Meeting/Rezoning August 21, 2024 – 10 A.M.
File Number CO26-0104
Comm. Dist. All
Recommendation Approve

Constitutional Officers - Property Appraiser

- C5 Final Certification of the 2025 Tax Roll - Pasco County Property Appraiser - Dated October 6, 2025
File Number CO26-0102
Comm. Dist. All
Recommendation Approve

Legislative/Administrative - County Administrator

- C6 Commission on the Status of Women – Rosie Paulsen – Appointment of Nomination – No Funding Required
File Number CA26-5004
Comm. Dist. All
Recommendation Approve
- C7 Commission on the Status of Women – Larnelle Scott – Appointment of Nomination – No Funding Required
File Number CA26-5005
Comm. Dist. All
Recommendation Approve

Legislative/Administrative - County Attorney

- C8 Litigation Status Report for July, August and September (Q3)
File Number CAO26-2001
Comm. Dist. All
Recommendation Approve

**Legislative/Administrative - Organizational Performance
Management**

- C9 Budget Amendment and Resolution – Pasco Coastal Mapping and
Monitoring Project, Grant Agreement — Resources and Ecosystems
Sustainability, Tourist Opportunities, and Revived Economies (RESTORE)
Spill Impact Funding (Pot 1) —\$502,750.00
File Number OPM26-1001
Comm. Dist. All
Recommendation Approve

Development Services - Building Construction Services

- C10 First Amendment and Additional Purchasing Authority — Forerunner
Industries, Inc. — Elevation Certificate Management Software —
\$565,680.00
File Number BCS26-0011
Comm. Dist. All
Recommendation Approve

Internal Services - Facilities Management

- C11 Accept Drainage Easement – Karen Tedesco, Michael Gabriel and Darle
Gabriel – Shoreside Drive Drainage Project – No Funding Required
File Number FAC26-0001
Comm. Dist. 2
Recommendation Approve
- C12 Change Order No. 1 to Task Order No. FM24-030 – Ajax Building
Company, LLC – Fire Rescue Station No. 1 – \$279,802.00
File Number FAC26-0007
Comm. Dist. 2
Recommendation Approve

- C13 Final Change Order No. 1 to Task Order No. FM24-012 – Bandes Construction Company, Inc. – Pine Hill Park Site Improvements – \$234,055.37
 File Number FAC26-0015
 Comm. Dist. 4
 Recommendation Approve
- C14 Accept Deed and Adopt Resolution Cancelling Taxes – Pasco County Associates, I LLLP - Two Ridges Road - No Funding Required
 File Number FAC26-0019
 Comm. Dist. 2
 Recommendation Approve
- C15 Accept Drainage Easements – Asbel Creek, LLC and PS Florida One Inc – U.S. Highway 41 and Asbel Road Self Storage – No Funding Required
 File Number FAC26-0027
 Comm. Dist. 4
 Recommendation Approve
- C16 Accept Deed and Adopt Resolution Cancelling Taxes – Patrick Sullivan and Stephen Matis– Sullivan Storage – No Funding Required
 File Number FAC26-0028
 Comm. Dist. 5
 Recommendation Approve
- C17 Accept Deed and Easement and Adopt Resolution Cancelling Taxes – PS Florida One, LLC – Self-Storage Curley Road – No Funding Required
 File Number FAC26-0031
 Comm. Dist. 1
 Recommendation Approve
- C18 Accept Drainage Easement – Moffitt Real Estate Holding Corporation – Excalibur Phase 1A Speros Parkway - No Funding Required
 File Number FAC26-0038
 Comm. Dist. 4
 Recommendation Approve
- C19 Accept Drainage Easements – Scott Muir and Vanessa Muir; and Victor Miranda and Mary Montane – River Rock Drive Drainage Project — No Funding Required
 File Number FAC26-0039
 Comm. Dist. 2
 Recommendation Approve

- C20 Resolution and Lease Agreement – Grace’s Food Pantry – 4136 Barker Dr, New Port Richey, FL 34652 – No Funding Required
File Number FAC26-0041
Comm. Dist. 3
Recommendation Approve
- C21 Budget Amendment and Resolution – Mt. Carmel Cemetery Delineation, Restoration, and Protection Project Grant Award Agreement – \$49,960.00
File Number FAC26-0045
Comm. Dist. 2
Recommendation Approve
- C22 Multiple Award of Solicitation No. IFB-SV-25-129 – DH Pace Company, Inc.; Material Handling Systems, Inc.; and Paratec Door Solutions, Inc. – As-Needed Maintenance & Repairs of Commercial Garage Doors - \$675,000.00
File Number FAC26-0055
Comm. Dist. All
Recommendation Approve
- C23 Renaming The Dade City Senior Center – The Wilton Simpson Senior Center – 13900 4th Street, Dade City – No Funding Required
File Number FAC26-0056
Comm. Dist. 1
Recommendation Approve

Approved Staff’s recommendation.

Internal Services - Office of Management and Budget

- C24 Budget Amendment – Transfer from General Fund Reserves to Property Appraiser – Revise the Fiscal Year 2026 Salaries Based On the Office of Economic and Demographic Research’s (EDR) Salaries of Elected County Constitutional Officers and School District Officials for Fiscal Year 2025-26 Release – \$9,483.00
File Number OMB26-0004
Comm. Dist. All
Recommendation Approve

C25 Budget Amendment – Transfer from Tree Fund Reserves – Public Infrastructure Branch, Public Works Department – Provide Funding for Bid No. IFB-KM-25-057 – Arazoza Brothers Corporation – Median Landscape/Irrigation Construction – \$700,000.00
File Number OMB26-0005
Comm. Dist. All
Recommendation Approve

Approved Staff's recommendation.

C26 Budget Amendment and Resolution - Internal Services Branch, Facilities Management Department - County Compliance with Governmental Accounting Standards Board (GASB) Statement No. 87, Leases - \$29,363.00
File Number OMB26-0006
Comm. Dist. All
Recommendation Approve

C27 Exempt Purchase - Pasco County Cost Allocation Plan Services - Maximus US Services, Inc. - \$145,500.00
File Number OMB26-0007
Comm. Dist. All
Recommendation Approve

C28 Correction to Budget Resolution No. 25-341 – Resource and Ecosystems Sustainability, Tourist Opportunities, and Revived Economies (RESTORE) Spill Impact Funding (Pot 3) Grant – Office of Management and Budget – \$12,519,988.00
File Number OMB26-0008
Comm. Dist. 4, 5
Recommendation Approve

The item was withdrawn.

Internal Services - Purchasing

C29 Authorization to Shortlist and Delegate Negotiation and Execution of Agreements to County Administrator for RSQ-BW-25-075 – Pasco County Utilities Continuing Professional Services – Multiple Firms - No Funding Required
File Number PU26-0002
Comm. Dist. All
Recommendation Approve

- C30 Authorization to Shortlist and Delegation of Negotiations and Execution of Agreements to County Administrator for RSQ-TPR-25-061 – Design Services for Dade City Multifunctional Community Recreation, Veterans Center and Shelter – Not to Exceed Budgeted Amount Plus 20%
File Number PU26-0003
Comm. Dist. All
Recommendation Approve

Approved Staff's recommendation.

Public Infrastructure - Fiscal and Business Administration

- C31 Budget Amendment and Resolution – Transportation Engineering Department (TED) – Recognize Funding of the State Funded Grant Agreement (SFGA) G3G76 for County Road 54/Wesley Chapel Boulevard to North of Sonny Drive – \$1,377,992.00
File Number PIFBA26-0006
Comm. Dist. 2
Recommendation Approve
- C32 Budget Amendment and Resolution – Public Works Department – Recognize Funding of the Federal Funded Grant Agreement G3F93 for Emergency Relief for Hurricane Debby and Hurricane Milton – \$776,655.00
File Number PIFBA26-0007
Comm. Dist. 1
Recommendation Approve
- C33 Award of Bid No. IFB-CA-25-117 – Ferguson Enterprises, LLC d/b/a Ferguson Waterworks, Empire Pipe & Supply Company, Inc., and Pasco Pipe Supply, Inc. – As Needed Pipe, Fittings, and Accessories – \$9,000,000.00
File Number PIFBA26-0009
Comm. Dist. All
Recommendation Approve

Public Infrastructure - Public Works

- C34 Award of Bid No. IFB-KM-25-123 – Keystone Excavators, Inc. – Griffin Park Flood Abatement Project – \$2,773,122.75
File Number PW26-0014
Comm. Dist. 5
Recommendation Approve

C35 Exempt Purchase and Agreement – Southern Road & Bridge, LLC –
Emergency Repairs to Trinity Boulevard Karst Anomalies – \$722,203.45
File Number PW26-0023
Comm. Dist. 3
Recommendation Approve

Public Infrastructure - Solid Waste

C36 Exempt Purchase and Budget Amendment – CROM, LLC – Interior
Coating and Repairs of 2,000,000-Gallon Leachate Storage Tank –
\$529,400.00
File Number SW26-0083
Comm. Dist. 5
Recommendation Approve

Public Infrastructure - Transportation Engineering

C37 Task Order No. TED26-0021, Budget Amendment, and Budget Resolution
– Cumbey and Fair, Inc. – Design and Post Design Services for Curley
Road Sidewalk from State Road 54/Wesley Chapel Boulevard to Wells
Road and Wells Road from the West Property Line of the Pasco County
Schools Campus to Curley Road and Chargeback Related Costs –
\$300,000.00
File Number TED26-0021
Comm. Dist. 1
Recommendation Approve

Approved Staff's recommendation.

C38 Local Agency Program (LAP) Agreement, Budget Amendment, and
Budget Resolution – Florida Department of Transportation (FDOT) and
Pasco County – Construction and Construction Engineering Inspection
(CEI) Activities for Pasco Elementary - Fort King Road from Hester Road
to North of Coleman Avenue Sidewalk Project (FPN:4455031 58 01) –
\$971,218.00 Grant Funding
File Number TED26-0031
Comm. Dist. 1
Recommendation Approve

Approved Staff's recommendation.

C39 Change Order No. 28 to the Professional Services Agreement – NV5, Inc. – Ridge Road (from Suncoast Parkway to U.S. Highway 41) Design and Post-Design Services – \$92,169.08

File Number TED26-0032

Comm. Dist. 2, 4

Recommendation Approve

C40 Local Agency Program (LAP) Agreement, Budget Amendment, and Budget Resolution – Florida Department of Transportation (FDOT) and Pasco County – Construction and Construction Engineering Inspection (CEI) for for Five-Foot Wide Sidewalks in the Moon Lake Area (FPN:452914 1 58 01) – \$2,400,000.00 Grant Funding

File Number TED26-0033

Comm. Dist. 4

Recommendation Approve

Public Infrastructure - Utilities

C41 First Amendment to the Water Supply, Reclaimed Water Supply, and Wastewater Treatment Service Agreement – Northridge 829, LLC – For the Provision of Facility Encroachment Agreements with Florida Gas Transmission Company, LLC (FGT) – No Funding Required

File Number UTD26-0005

Comm. Dist. 5

Recommendation Approve

C42 Task Order No. 3-25 – Freese and Nichols, Inc. – Construction Engineering and Inspection (CEI) and Redesign Services for Hudson Wastewater Treatment Facility (WWTF) Demolition (PCU22-011.00) – \$241,558.00

File Number UTD26-0013

Comm. Dist. 5

Recommendation Approve

C43 Amendment No. 1 to Pasco County Standard Professional Services Agreement, Budget Amendment, and Resolution – McKim & Creed, Inc. – Shady Hills Wastewater Treatment Plant (WWTP) Headworks Replacement Project (PCU 20-017.00) – \$1,817,842.00

File Number UTD26-0020

Comm. Dist. 5

Recommendation Approve

C44 Award of Bid No. IFB-KM-25-070 – MidSouth, Inc. – Southeast Master Pump Station – \$5,447,017.40
File Number UTD26-0039
Comm. Dist. 1
Recommendation Approve

C45 Award of Bid No. IFB-CA-25-122 – Simpson Environmental Services, LLC – As Needed Asbestos-Cement (AC) Pipe Alteration, Removal and Disposal – \$297,900.00
File Number UTOM26-0042
Comm. Dist. All
Recommendation Approve

Public Safety - Public Safety Administration

C46 Budget Amendment and Resolution — Approved Funding for Year 3 Opioid Treatment, Prevention, and Recovery Fund — Pasco County Public Safety Administration, Corrections, and Fire Rescue Department — Funding for Approved Partnership — \$2,722,000.00
File Number PSA26-1003
Comm. Dist. All
Recommendation Approve

Public Safety - Fire Rescue

C47 Agreement For Access To Protected Health Information Through EpicCare Link - Pasco County and AdventHealth – Proactive Follow-Up Care To Vulnerable Citizens – No Funding Required
File Number FR26-1002
Comm. Dist. All
Recommendation Approve

C48 Budget Amendment and Resolution – Approve Funding for Fiscal Year 2025-2026 Coordinated Opioid Recovery Network Program – Public Safety Branch, Fire Rescue Department – Funding for Approved Partnership – \$360,646.32
File Number FR26-1022
Comm. Dist. All
Recommendation Approve

Public Services - Community Development

- C49 Agreement for State Housing Initiative Partnership Program, CSFA 40.901 – Society of St. Vincent de Paul South Pinellas, Inc./Vincentian Housing Corporation, Inc. – State Housing Initiatives Partnership (SHIP) 6333 Langston Avenue Development Project – \$2,618,512.00
File Number CD26-0011
Comm. Dist. 4
Recommendation Approve

Public Services - Community Services

- C50 Amendment No. 003 to Standard Contract No. EA025-PASCO NUTRITION – Area Agency on Aging of Pasco-Pinellas, Inc. – Federal Older Americans Act, Title III Funding, to Provide Seniors with Congregate and Home-Delivered Meals and Related Services; Decrease in Contract Funding; CFDA 93.045, 93.053 – \$1,974,633.33
File Number SS26-0008
Comm. Dist. All
Recommendation Approve

Public Services - Office of Disaster Recovery Resources

- C51 Award of Solicitation No. RFP-LK-25-130 – Benevate, LLC – Disaster Recovery Grant Management Software – Multi-Year Award: \$1,478,800.00
File Number ODRR26-0004
Comm. Dist. All
Recommendation Approve

Public Services - Parks, Recreation and Natural Resources

- C52 Perpetual Deed of Conservation Easement – Del Webb River Reserve Community Development District – Greenfield/Del Webb River Reserve MPUD – No Funding Required
File Number PRN26-0005
Comm. Dist. 5
Recommendation Approve

C53 Funding Agreement – Florida Department of Agriculture and Consumer Services, Rural and Family Lands Protection Program – 4G Ranch – \$34,075,000.00
 File Number PRN26-0016
 Comm. Dist. 1
 Recommendation Approve

Approved Staff's recommendation.

Public Services - Public Transportation

C54 Exempt Purchase – Ecolane USA, Inc. – Demand Response Software Renewal – \$315,957.25
 File Number PT26-0002
 Comm. Dist. All
 Recommendation Approve

Regular

Development Services - Planning, Development, and Economic Growth

R55 Economic Incentive Agreement – VantagePoint AI, LLC, March Street, LLC, & 2319 Oak Myrtle Lane, LLC – Job Creation and Economic Incentives - \$331,047.00
 File Number PDE26-0029
 Comm. Dist. 2
 Recommendation Approve

Approved Staff's recommendation.

Public Infrastructure - Utilities

R56 (To Be Heard After P68) Joint Funding Agreement between Pasco County, Mu Landco Liquidating Company, LLC, SF Landco Liquidating Company, LLC, EPG Hillcrest Holdings, LLC, EPG Palmetto Ridge Holding, LLC, Lennar Homes, LLC, Palmetto Ridge Cattle Co, LLC, and Jen Holdco 24, LLC – State Road 52/Old Pasco Road Utilities Corridor – \$40,722,000.00
File Number UTD26-0085
Comm. Dist. 1, 2
Recommendation Approve

Approved Staff's recommendation including the added language to the agreement, "Notwithstanding any of the County funding provision the County retains the right to apply for and utilize grant funding sources for the County loan amount which is a defined term and purely related to phases one through four."

Updates from Chairman-Appointed Boards and Committees

The updates were provided under Miscellaneous Business.

Miscellaneous Business - District One - Commissioner Oakley

- Commissioner Oakley spoke regarding going deer hunting.
- He displayed pictures and spoke regarding the Public Infrastructure Supervisors Quarterly Meeting.

Miscellaneous Business - District Two - Commissioner Weightman

- Commissioner Weightman spoke regarding the University of South Florida football team being in the playoffs.
- He spoke regarding his appreciation to the School Board for their roundtable and those who were present.
- He spoke regarding an overview of the recent Two Good Soles Event and Mr. Lane Mendelsohn and his family's contributions.

Ms. Cathy Pearson, Assistant County Administrator for Public Services, and Mr. Mr. Lane Mendelsohn, spoke during the discussion.

Discussion was held regarding Commissioner Weightman's speech; how many years the event had been taking place; those who participated; the number of shoes and socks that had been collected to date; comments from the social and case workers; appreciation to Mr. Mendelsohn and a brief history of his and his family's community contributions over the years; and the sizes that were needed.

Miscellaneous Business - District Three - Commissioner Starkey

- Chairman Starkey spoke regarding two members to be appointed to the TDC (Tourist Development Council).

Approved to appoint Ms. Erica Broadnax and Mr. Antonio Perez to the Tourist Development Council.

- She displayed pictures and spoke regarding the Metropolitan Ministries Campus Dedication.
- She displayed pictures and spoke regarding Mr. Tim Mark's, former CEO of Metropolitan Ministries, retirement from Metropolitan Ministries.
- She displayed pictures and spoke regarding the CEO tour, where they toured, and who was present.
- She displayed pictures and spoke regarding the Tampa Bay Chamber Public Policy Roundtable.
- She displayed pictures and spoke regarding Saddlebrook.
- She displayed videos and spoke regarding a car wash and two parcels that were not connected and how people were driving in and out of the parcels.

Mr. David Allen, Assistant County Administrator for Development Services.

Discussion was held regarding the property owners; whether they would be required to interconnect; what was required as part of the project; and that one of the property owners did not want to connect.

- She displayed a picture and spoke regarding a recent meeting that was held with constituents pertaining to Gulf Trace Boulevard, and a connection that was lost.

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

Discussion was held regarding that it was a connection the Board had previously asked Staff to explore; coordination with the local community; meetings that were held; concepts that were presented; comments that were received; neighboring roads; routes people would have to take through the neighborhood to get around; Gulf Trace Elementary School; property values; and the next steps forward.

- She spoke regarding the inaugural education and legislation partnership forum she had attended.
- She spoke regarding Mr. Charlie Kirk and whether they Board wanted to consider naming a road after him.
- She spoke regarding legislation that had been filed for e-bikes, scooters, and pocket bikes, conversations with Commissioners in other counties, and that she had written the sponsors of the Bill.
- She spoke regarding the AHAC Workshop on Affordable Housing.
- She spoke regarding the recent Tampa Home Interview.
- She spoke regarding Mr. Matt Call, Wheelock Communities, who had been instrumental in Starkey Ranch, had recently passed away from cancer.

Miscellaneous Business - District Four - Commissioner Yeager

- Commissioner Yeager distributed a document and spoke regarding Stockings for Seniors and items they were collecting.
- She displayed pictures and spoke regarding partnering with One Stop Shop, furniture and home items that had been donated, and appreciation to the Parks Department for their help.
- She displayed pictures and spoke regarding the Inaugural Education and Legislative Partnership Forum.

Discussion was held regarding suggested topics of discussion.

- She displayed pictures and spoke regarding the Pasco Senior Halloween Contest and appreciation to all Staff members who participated.
- She displayed pictures and spoke regarding the Vincent House Chili Cook-Off.
- She displayed pictures and spoke regarding the Gold Star Family Breakfast.
- She displayed pictures and spoke regarding the Area Agency on Aging Luncheon.
- She displayed pictures and spoke regarding their 2nd Health Fair with the Department of Health, the Moffitt Mobile Lung Screening Bus, and Feeding Tampa Bay.
- She displayed pictures and spoke regarding the Habitat for Humanity homes that were being dedicated.
- She displayed pictures and spoke regarding the Paint the Night Blue Event for Pasco Kids First.

Discussion was held regarding the location of the event and a local artist that had been abused as a child.

- She displayed pictures and spoke regarding the welcome for the Annual Legislative Delegation.
- She spoke regarding a lady she had met who had served in three different branches of military and then as a police officer.

Miscellaneous Business - District Five - Commissioner Mariano

- Commissioner Mariano displayed pictures and spoke regarding the Saddlebrook Resort and Golf Course and the recent renovations.
- He displayed pictures and spoke regarding labor shortages.
- He displayed pictures and spoke regarding the Paint the Night Blue Event for Pasco Kids First.
- He displayed pictures and spoke regarding the AmSkills Graduation and the story of a recent graduate.
- He displayed pictures and spoke regarding the Gold Star Family Breakfast, those he sat with, monuments at the event, those who had spoken, fundraising discussions, and a potential golf tournament to be held around scalloping season.
- He displayed pictures and spoke regarding the New Port Richey Rotary Veterans.
- He displayed pictures and spoke regarding his recent trip to Greece to celebrate his 30th Wedding Anniversary and the history there.
- Later in the meeting, he displayed pictures and spoke regarding the Steps to Recovery and Elks members present for a banquet.
- He displayed and distributed documents and spoke regarding the disaster recovery meetings.

Discussion was held regarding appreciation to Staff for their efforts.

Miscellaneous Business - County Administrator

- Mr. Carballa spoke regarding acknowledging the Emergency Management Team for being deployed to Arizona during the flash floods to help provide services to the area.

Discussion was held regarding areas that didn't know how to handle disaster pickup; Staff efforts; and good examples to train.

Miscellaneous Business - County Attorney

- Mr. Steinsnyder spoke regarding pending litigation with Coastline Boatlift Covers, saying that it had been dismissed by the court based on adoption of the new Ordinance, a brief overview of what had occurred, appeals, and his recommendation.

Miscellaneous Business - Clerk and Comptroller

- No items.

Miscellaneous Business – Sheriff

- Absent.

THE BOARD RECESSED AT 12:03 P.M. AND RECONVENED AT 1:30 P.M.

Public Hearings

Proposed Ordinances at 1:30 p.m.

- P57 An Ordinance By The Pasco County Board Of County Commissioners Amending The Pasco County Land Development Code; Amending Section 802 Tree Preservation And Replacement; Section 802.1 Intent And Purpose; Section 802.2 Applicability; Section 802.3 Tree Removal; Creating Section 802.4 New Development; Section 802.5 Existing Problem Trees; Section 802.6 Tree Protection; Section 802.7 Trees Of Special Significance; Section 802.8 Heritage Trees; Section 802.9 Tree Mitigation Fund; 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** PDE26-0003
Comm. Dist. All
Recommendation Continuance Requested

Approved to continue to the February 17, 2026 Board of County Commissioners meeting at 1:30 p.m. in New Port Richey.

P58 An Ordinance Amending The Pasco County Comprehensive Plan; Providing For A Small-Scale Comprehensive Plan Amendment To The Future Land Use Map (Map 2-15 And Sheet 08) From AG/R (Agricultural/Rural) To RES-1 (Residential 1 - Du/Ga) On Approximately 19.69 Acres Of Real Property Located On The North Side Of Blanton Road Approximately 2,150 Feet East Of The Intersection Of Blanton Road And Trilby Road; And A Text Amendment Creating Subarea Policy FLU 7.1.86 – Blanton Road MRS; And Map Amendment To The Future Land Use Map 2-9 Adding Subarea Map 2-9(86) Blanton Road MRS; And Providing For Additional Text Amendments As Necessary For Internal Consistency; Providing For A Repealer, Severability, And An Effective Date.
File Number PDE26-0031
Comm. Dist. 1
Recommendation Continuanace Requested

Approved to continue to the January 6, 2026 Board of County Commissioners meeting at 1:30 p.m. in Dade City.

P59 An Ordinance By The Pasco County Board Of County Commissioners Amending The Pasco County Land Development Code; Section 522.9 Connected City Master Planned Unit Development District; Section 901 Infrastructure Standards; Section 901.1 Transportation Corridor Spacing; Section 901.6 Street Design And Dedication Requirements; Section 901.7 Bicycle Facilities; Section 901.8 Pedestrian Facilities; 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 PDE26-0002
Comm. Dist. All
Recommendation No Action Required

No action was required as this was the first public hearing. The adoption hearing was scheduled for the December 9, 2025 Board of County Commissioners meeting at 1:30 p.m. in New Port Richey.

P60 An Ordinance By The Pasco County Board Of County Commissioners Amending The Pasco County Land Development Code, Section 1302.2 Mobility Fees, To Clarify That The 2025 Mobility Fee Schedules Do Not Expire On December 31, 2025; And Amending 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 PDE26-0022
Comm. Dist. All
Recommendation No Action Required

No action was required as this was the first public hearing. The adoption hearing was scheduled for the December 9, 2025 Board of County Commissioners meeting at 1:30 p.m. in New Port Richey.

P61 An Ordinance By The Pasco County Board Of County Commissioners Amending The Pasco County Land Development Code; Creating Section 530.25; Backyard Chickens; 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 PDE26-0001
Comm. Dist. All
Recommendation Approve

Approved to adopt by a roll call vote.

P62 An Ordinance By The Pasco County Board Of County Commissioners Amending The Pasco County Code Of Ordinances; Amending Section 14-27 Definitions; Creating Section 14-150 Conditions For The Keeping Of Chickens; Section 14-151 Coops And Enclosures; Section 14-152 Health, Sanitation And Nuisance; Section 14-153 Education; And Other Sections, As Necessary, For Internal Consistency; Providing For Applicability; Repealer; Providing For Severability; Inclusion Into The Code Of Ordinances, And An Effective Date.
File Number PDE26-0028
Comm. Dist. All
Recommendation Approve

Approved to adopt and to waive introduction of the Ordinance to also include the noted changes on no education by a roll call vote.

P63 An Ordinance By The Pasco County Board Of County Commissioners Amending The Pasco County Land Development Code Section 530.5 Parking Or Storing Of Recreational Vehicles; Section 530.16 Parking And Storage Of Commercial Vehicles And Commercial Equipment In Certain Residential Areas Prohibited; 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 CC26-0001
Comm. Dist. All
Recommendation Approve

Approved to adopt by a roll call vote.

P64 An Ordinance By The Board Of County Commissioners Of Pasco County, Florida, Providing For The Establishment Of A Municipal Service Taxing Unit For Law Enforcement In The Unincorporated Areas Of Pasco County, Florida; Providing For Definitions; Providing For Boundaries Of Said Taxing Unit; Providing For The Governing Body Of The Taxing Unit; Providing For Powers Of The Governing Body; Providing For The Authorization To Levy Ad Valorem Taxes Within Such Unit To Provide Law Enforcement Services; Providing For Inclusion In The Pasco County Code Of Ordinances; Providing For Limitations On Actions; Providing For Severability; And Providing For An Effective Date.
File Number OMB26-0003
Comm. Dist. All
Recommendation Approve

Approved to adopt and to waive introduction of the Ordinance and for the underlining which appeared in Section 1 to be deleted by a roll call vote with Commissioner Mariano voting nay.

P65 An Ordinance By The Pasco County Board Of County Commissioners Amending And Restating Ordinances 79-28 And 01-012 Pertaining To The Pasco County Municipal Fire Service Taxing Unit, By Providing For Additional Municipal Services To Be Funded; Providing For Repealer; Providing For Severability; Providing For Inclusion In The County Code Of Ordinances; And Providing An Effective Date.
File Number FR26-1004
Comm. Dist. All
Recommendation Approve

Approved to adopt and to waive introduction of the Ordinance by a roll call vote.

P66 An Ordinance Amending Pasco County Ordinance No. 21-40 Contracting 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 Approve

Approved to adopt by a roll call vote.

P67 An Ordinance Amending The Pasco County Comprehensive Plan; Providing For A Comprehensive Plan Amendment To The Future Land Use Map (Map 2-15 And Sheets 05, 11, 12, 17, 18, And 23) From AG/R (Agricultural/Rural), RES-1 (Residential-1 Du/Ga), RES-3 (Residential-3 Du/Ga), RES-6 (Residential-6 Du/Ga), RES-9 (Residential-9 Du/Ga), RES-12 (Residential-12 Du/Ga), And ROR (Retail/Office/Residential) To CON (Conservation Lands) On Approximately 2,813 Acres Of Real Property Located Throughout Pasco County; And Providing For Additional Text Amendments As Necessary For Internal Consistency; Providing For A Repealer, Severability, And An Effective Date.
File Number PDE26-0140
Comm. Dist. All
Recommendation Approve

Approved to adopt by a roll call vote.

Public Hearings at 1:30 p.m.

Mr. Steinsnyder explained there were no rezoning items nor quasi-judicial items on the Agenda so they did not need to swear people in or review the procedures.

P68 A Resolution Establishing A Utility Connection Fee Surcharge For The Development Of Utility Infrastructure Along State Road 52 Beginning At U.S. 41 And Ending At Interstate 75; Establishing The Rates For The Surcharge; Establishing the Boundaries For The Surcharge; Providing For Applicability And An Effective Date.
File Number UTD26-0098
Comm. Dist. 1, 2
Recommendation Approve

Approved Staff's recommendation.

P69 Resolution Of The Board Of County Commissioners (The "Board") Of Pasco County, Florida (The "County"), Granting Host Community Approval Pursuant To Section 147(f) Of The Internal Revenue Code Of 1986, As Amended (The "Code"), The Expenditure Of A Portion Of The Proceeds Of Maryland Health And Higher Educational Facilities Authority, Of Its Revenue Bonds (Qualified 501(c)(3) Bonds As Defined In Section 145 Of The Code), In One Or More Series Or Issues, Either Taxable Or Tax-Exempt, Or Both In An Aggregate Principal Amount Not To Exceed \$280,000,000 (The "Bonds") For The Purposes Of Financing And Refinancing Costs Incurred Or To Be Incurred By The Johns Hopkins Health System Corporation For The Purposes Described Herein; Providing For Certain Other Matters In Connection Therewith; And Providing An Effective Date.
File Number OMB26-0002
Comm. Dist. 1
Recommendation Approve

Approved Staff's recommendation.

Noted Items

Agenda Items N70 through N105 were noted.

Agendas and Minutes

N70 Agenda & Minutes — Pasco County Commission on Human Trafficking - Meeting of September 17, 2025
File Number NI26-0136
Comm. Dist. All
Recommendation Receive and File

N71 Cultural Affairs Advisory Council Meeting Minutes - July 14, 2025
File Number NI26-0255
Comm. Dist. All
Recommendation Receive and File

N72 July 2025 Friends of the Pasco County Library System, Inc. Meeting Minutes
File Number NI26-0283
Comm. Dist. All
Recommendation Receive and File

N73 September 2025 Library Advisory Board/Library Cooperative Board Meeting Minutes
File Number NI26-0284
Comm. Dist. All
Recommendation Receive and File

N74 Commission on the Status of Women (CSW) September 8, 2025 Meeting Minutes
File Number NI26-0287
Comm. Dist. All
Recommendation Receive and File

Miscellaneous

N75 Agenda & Minutes — Pasco County Commission on Human Trafficking Education & Awareness Subcommittee - Meeting of September 17, 2025
File Number NI26-0137
Comm. Dist. All
Recommendation Receive and File

N76 FAC25-1223 – Task Order No. FM25-020 – Fence and Monument Sign Improvements at Pasco County’s Little Rd Water Treatment Plant – Coastal Design Consultants, Inc. \$87,600.00.0 – September 24, 2025.
File Number NI26-0159
Comm. Dist. All
Recommendation Receive and File

N77 FM25-008 - West Pasco Government Center 3rd Floor Renovation Notice to Proceed
File Number NI26-0160
Comm. Dist. All
Recommendation Receive and File

N78 FAC25-1216 Change Order No. 1 to Task Order FM25-011 CPH - Facilities Central Bulding & Foundation Way.
File Number NI26-0161
Comm. Dist. All
Recommendation Receive and File

N79 FAC25-1228 – Task Order FM24-023 – EnviroBuild, LLC – Fasano Hurricane Shelter – Wall & Floor Crack Repair
File Number NI26-0162
Comm. Dist. All
Recommendation Receive and File

- N80 FAC25-1161 - Task Order FM25-006 – EnviroBuild, LLC – Emerald Blvd. Bus Stop
File Number NI26-0163
Comm. Dist. All
Recommendation Receive and File
- N81 FAC25-1165 - AAR 3 to Agreement RLS24-01147 – Ryman Construction of Florida, Inc. – East Pasco Senior Center.
File Number NI26-0164
Comm. Dist. All
Recommendation Receive and File
- N82 FAC25-1203 - AAR 4 to RLS24-01147 – Ryman Construction of Florida, Inc. East Pasco Senior Center
File Number NI26-0165
Comm. Dist. All
Recommendation Receive and File
- N83 FAC25-1160 - Second Amendment to Agreement to RSQ-DS-21-052 – Halff Associates, inc. – Anclote River Park, Complete Design.
File Number NI26-0166
Comm. Dist. All
Recommendation Receive and File
- N84 FAC25-1269 - Change Order No. 1 to Task Order FM25-0058 Williamson Dacar Associates Inc, dba Williamson Design Associates - 3rd Floor Renovations - Design
File Number NI26-0167
Comm. Dist. All
Recommendation Receive and File
- N85 FAC25-1258 CAR No. 5 to Task Order FM24-012 - Pine Hill Park Site Improvements — Bandes Construction Company, Inc.
File Number NI26-0168
Comm. Dist. All
Recommendation Receive and File
- N86 FAC25-1255 Jail Expansion - Moss & Associates - Budget Transfer BT0384 for Construction Change Directive CCD025 - Catwalk Knife Plate Connection - \$1,534.10 - August 19, 2025
File Number NI26-0169
Comm. Dist. All
Recommendation Receive and File

- N87 Jail Expansion - Moss & Associates - Budget Transfer BT0398 for Construction Change Directive CCD027 - FAC25-1256 - Structural Steel - \$86,231.60 - August 28, 2025
File Number NI26-0170
Comm. Dist. All
Recommendation Receive and File
- N88 Jail Expansion - Moss & Associates - Budget Transfer BT0554 - FAC25-1264 - Concrete Apron for Relocated Grease Traps - \$8,242.92 - August 19, 2025
File Number NI26-0171
Comm. Dist. All
Recommendation Receive and File
- N89 FAC26-1003 – Fire Rescue Station No. 19 - CAR No. CM-003 – Ajax Building Company, LLC., – \$4,103.17 – October 7, 2025
File Number NI26-0172
Comm. Dist. All
Recommendation Receive and File
- N90 FAC26-1007 – Fire Rescue Station No. 2 - CAR No. OC-004 – Ajax Building Company, LLC., – \$2,711.00 – October 9, 2025.
File Number NI26-0173
Comm. Dist. All
Recommendation Receive and File
- N91 Task Order No. 4-25 – Mead & Hunt, Inc. – Moog Road FM Replacement CEI Services (PCU 23-003.00) (UTD25-0421)
File Number NI26-0223
Comm. Dist. 5
Recommendation Receive and File
- N92 Task Order No. 5-25 – Freese and Nichols, Inc. – Starkey Ranch and West Pasco Water Quality Control Valve Design Services (PCU25-013.00) (UTD25-0733)
File Number NI26-0225
Comm. Dist. 4
Recommendation Receive and File
- N93 Task Order No. 1-25 – Tierra, Inc. – Southeast Master Pump Station – Material Testing (PCU 22-006.00) (UTD25-0732)
File Number NI26-0226
Comm. Dist. 1
Recommendation Receive and File

- N94 Alternative Standard Request - St. Reweis Coptic Orthodox Church, Inc. - Alternative Standard Request from the Land Development Code Section 901.8.B, Pedestrian Facilities, Applicability - Located in South Central Pasco County, Approximately 0.2 Miles North of Wesley Chapel Boulevard and Approximately 730 Feet West of Old Pasco Road
File Number NI26-0227
Comm. Dist. All
Recommendation Receive and File
- N95 Alternative Standard Request - Shops at Ballantrae, LLC. - An Alternative Standard Request from Land Development Code Section 907.1 On-Site Parking - Located in Southwest Pasco County, Approximately 350 Feet North of State Road 54, Directly Abutting Aprile Drive
File Number NI26-0243
Comm. Dist. All
Recommendation Receive and File
- N96 Task Order No. 6-25 – Freese & Nichols, Inc. – Dale Mabry Water System Improvements Study (PCU 25-011.00) (UTD25-0729)
File Number NI26-0249
Comm. Dist. 2
Recommendation Receive and File
- N97 Agreements to IFB-KM-25-029 – Grading and Bush Hog Services, Inc. and Southeast Highway Guardrail and Attenuators, LLC – Ongoing and As Needed Guardrail/Handrail Installation and Materials (PWM25-0069)
File Number NI26-0251
Comm. Dist. All
Recommendation Receive and File
- N98 Task Order No. 17 – Time Extension for Stantec Consulting Services, Inc. – Stormwater System Revenue Sufficiency Analysis and Stormwater Master Plan Integration Services (PWM25-0071)
File Number NI26-0252
Comm. Dist. All
Recommendation Receive and File
- N99 Confidentiality Agreement between Reworld Pasco, LLC, Pasco County, Ernst & Young LLP, Thermal Engineering International (USA) Inc. – a Reworld Subcontractor (SW25-0747)
File Number NI26-0253
Comm. Dist. All
Recommendation Receive and File

- N100 Confidentiality Agreement between Reworld Pasco LLC, Pasco County, Ernst & Young LLP, Quality Electrical Systems, Inc. – a Reworld Subcontractor (SW25-0726)
File Number NI26-0254
Comm. Dist.
Recommendation Receive and File
- N101 Addendum to Modify Memorandum of Agreement Between US Immigration and Customs Enforcement and the Pasco County Corrections, Pasco BOCC - 287(g) Warrant Service Officer MOA
File Number NI26-0256
Comm. Dist. All
Recommendation Receive and File
- N102 Fully Executed Amendment No. 1 to the Agreements with Society of St. Vincent De Paul and Ace Opportunities
File Number NI26-0257
Comm. Dist. All
Recommendation Receive and File
- N103 FMJS Unannounced Inspection Results 2025
File Number NI26-0281
Comm. Dist. All
Recommendation Receive and File
- N104 Public Risk Management of Florida - Filing of Intergovernmental Cooperative Agreement for the City of New Port Richey, City of Port Richey, and City of Zephyrhills - Letter Dated September 10, 2025
File Number NI26-0285
Comm. Dist. All
Recommendation Receive and File
- N105 Public Risk Management of Florida - Filing of Intergovernmental Cooperative Agreement for the City of Port Richey - Joining PRM Health Trust Effective October 1, 2025 - Letter Dated September 12, 2025
File Number NI26-0286
Comm. Dist. All
Recommendation Receive and File

Addendum

There was none.

Walk-Ons

There were none.

Post Meeting Materials

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

Adjourn

The meeting adjourned at 3:30 p.m.

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