

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

ANNOTATED AGENDA

MARCH 10, 2026

**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 Jack Mariano, Chairman, District 5 Honorable Seth Weightman, Vice-Chairman, District 2 Honorable Lisa Yeager, Second Vice-Chairman, District 4 Honorable Ronald E. Oakley, District 1 Honorable Kathryn Starkey, District 3
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 Mariano called the meeting to order at 10:06 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. Commissioner Starkey arrived to the meeting at 10:10 a.m.

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

Ms. Nancy Hazelwood spoke regarding the displayed images, the RV Resort, watering sand, restrictions, Johnson Road, a hurt fawn, the suggestion to slow down development, traffic speed, the Tree Ordinance, clear cutting concerns, a planned meeting in each district, affordable housing, the recession, and potential price drops.

Resolutions

Commissioners Items - Commissioner Oakley

RS1	A Resolution By The Board Of County Commissioners Of Pasco County, Florida, Recognizing The Pasco High School Speech And Debate Team For All Their Accomplishments
	File Number CAO26-5120
	Comm. Dist. All
	Recommendation Approve

Approved to adopt.

Commissioners Items - Commissioner Weightman

- RS2 A Resolution By The Board Of County Commissioners Of Pasco County, Florida, Declaring The Week Of March 16-22, 2026, As Fix A Leak Week In Pasco County
File Number CAO26-5124
Comm. Dist. All
Recommendation Approve

Approved to adopt.

Commissioners Items - Commissioner Mariano

- RS3 A Resolution By The Board Of County Commissioners Of Pasco County, Florida, Declaring March 2-6, 2026, As Newspaper In Education Week In Pasco County And Commending The Tampa Bay Times For Its Participation In This Program
File Number CAO26-5117
Comm. Dist. All
Recommendation Approve

Approved to adopt.

Consent

Approved of the Consent Agenda with the exception of Agenda Item C44 which was pulled for discussion or revision.

Constitutional Officers - Clerk - Financial Matters

- C4 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 CO26-0150
Comm. Dist. All
Recommendation Approve

Constitutional Officers - Clerk - Minutes Approval

- C5 Board of County Commissioners Regular Meeting/Rezoning June 3, 2025
– 10 A.M.
File Number CO26-0151
Comm. Dist. All
Recommendation Approve
- C6 Board of County Commissioners Regular Meeting/Rezoning April 22, 2025
– 10 A.M.
File Number CO26-0152
Comm. Dist. All
Recommendation Approve
- C7 Board of County Commissioners Regular Meeting/Rezoning May 6, 2025
– 10 A.M.
File Number CO26-0153
Comm. Dist. All
Recommendation Approve
- C8 Board of County Commissioners Regular Meeting/Rezoning May 20, 2025
– 10 A.M.
File Number CO26-0154
Comm. Dist. All
Recommendation Approve

Legislative/Administrative - County Administrator

- C9 Commission on the Status of Women – Jane Arlene York – Appointment
of Nomination – No Funding Required
File Number CA26-5013
Comm. Dist. All
Recommendation Approve

Legislative/Administrative - County Attorney

- C10 Resolution by the Board of County Commissioners of Pasco County,
Establishing and Continuing the Public Safety Coordinating Council;
Providing for Membership; Providing for Organization of the Board;
Quorum and Meetings; Providing for Duties and Functions - No Funding
Required
File Number CAO26-0002
Comm. Dist. All
Recommendation Approve

- C11 2026 Municipal and General Election Canvassing Board- Appointing Commissioner Weightman as the Board of County Commissioners representative for 2026 Municipal Elections and Gregory Giordano as a Qualified Elector for 2026 General Elections-No Funding Required
File Number CAO26-4302
Comm. Dist. All
Recommendation Approve

Development Services - Building Construction Services

- C12 Approve Pasco County Construction Board (PCCB) Appointment for Three-Year Terms – No Funding Required
File Number BCS26-0103
Comm. Dist. All
Recommendation Approve

Internal Services - Emergency Management

- C13 Budget Amendment and Resolution for FY 2025-2026 Hazardous Materials Grant Agreement No. T0437 – Florida Division of Emergency Management (FDEM) – CSFA No. 31.067 – \$1,803.27
File Number OEM26-0011
Comm. Dist. All
Recommendation Approve

Internal Services - Facilities Management

- C14 Budget Amendment and Resolution, and Task Order No. FM26-006 – Creative Contractors, Inc. – West Side Utilities Operations and Maintenance Facility – \$6,899,321.09
File Number FAC26-0057
Comm. Dist. 5
Recommendation Approve
- C15 Agreement for Sale and Purchase of Surplus Real Property – Brenda Barker – Cummer Road, Dade City – Revenue – \$2,700.00
File Number FAC26-0081
Comm. Dist. 1
Recommendation Approve
- C16 Accept Deed and Adopt Resolution Cancelling Taxes – Distinct Development Partners, LLC – Pasco Road – No Funding Required
File Number FAC26-0083
Comm. Dist. 1
Recommendation Approve

- C17 Accept Deed and Adopt Resolution Cancelling Taxes – Hope Youth Ranch Inc. – East Road Additional Right-of-Way – No Funding Required
File Number FAC26-0087
Comm. Dist. 5
Recommendation Approve
- C18 License and Hold Harmless Agreement for the 2026 Election Cycle – Brian E. Corley, Supervisor of Elections for Pasco County, Florida – Use of County Facilities, County Libraries and Utilities Administration Building – No Funding Required
File Number FAC26-0088
Comm. Dist. All
Recommendation Approve
- C19 Amended and Restated Resolution Vacating, Abandoning, and Discontinuing Portions of Platted Rights-of-Way and Utility Easement – Old Moon Lake Road, New Port Richey – Compass Land USA Fund 1 LP – No Funding Required
File Number FAC26-0092
Comm. Dist. 4
Recommendation Approve
- Internal Services – Purchasing**
- C20 Contract Extension – Waste Pro of Florida, Inc. d/b/a JD Parker and Sons – Waste Container and Waste Removal Equipment and Services - \$175,000.00
File Number PU26-0009
Comm. Dist. All
Recommendation Approve
- C21 Authorization to Shortlist and Delegation of Negotiation and Execution of Agreement to County Administrator for Solicitation No. RSQ-BW-26-013 – Supervisory Control and Data Acquisition (SCADA) Master Plan Implementation – Not to Exceed Budgeted Amount Plus 20%
File Number PU26-0010
Comm. Dist. All
Recommendation Approve
- C22 Classification, Sale, and Disposal of Surplus County Property – No Funding Required
File Number PU26-0011
Comm. Dist. All
Recommendation Approve

Public Infrastructure - Public Works

- C23 Change Order No. 1 to Agreements for Solicitation No. IFB-KM-24-112 – Asphalt Paving Systems, Inc. and Superior Asphalt, Inc. – As-Needed Roadway Rehabilitation and Repaving – \$6,951,944.00
File Number PW26-0037
Comm. Dist. All
Recommendation Approve
- C24 Task Order No. SMO26-016 – DeLoach Engineering Science, PLLC – Duck Slough Best Management Practices Operational Feasibility Study – \$55,030.00
File Number PW26-0039
Comm. Dist. 3
Recommendation Approve
- C25 Additional Purchase Authority – Maschmeyer Concrete Company of Florida – As Needed Concrete Fiber and Regular Ready Mix Delivery Services – \$100,000.00
File Number PW26-0040
Comm. Dist. All
Recommendation Approve

Public Infrastructure - Solid Waste

- C26 Cooperative Purchase – Warren Equipment, Inc. – Walking Floor Trailer – \$110,300.00
File Number SW26-0237
Comm. Dist. All
Recommendation Approve

Public Infrastructure - Transportation Engineering

- C27 Professional Services Agreement for RSQ-KM-25-049 – Kimley-Horn and Associates, Inc. – Roadway Design and Post Design Services for the Prospect Road/CR579 Widening (South of Clinton Avenue/SR52 to North of CR52) – \$1,614,144.00
File Number TED26-0074
Comm. Dist. 1
Recommendation Approve
- C28 Award of Bid No. IFB-KM-25-135 – B.R.W. Contracting, Inc. – Kitten Trail (Hicks Road to Giddyup Lane) Sidewalk – \$860,747.00
File Number TED26-0138
Comm. Dist. 5
Recommendation Approve

C29 Resolution to Modify the Speed Limit – Curley Road – Speed Limit Modification – \$2,000.00
File Number TED26-0152
Comm. Dist. 1
Recommendation Approve

Public Infrastructure - Utilities

C30 Award of Solicitation No. IFB-CA-26-018 – Southern Road & Bridge, LLC – As-Needed General Maintenance Services – \$400,000.00
File Number UTOM26-0246
Comm. Dist. All
Recommendation Approve

C31 Award of Solicitation No. IFB-CA-26-025 – Genserve LLC – As-Needed Generator Maintenance and Repair Services – \$780,000.00
File Number UTOM26-0247
Comm. Dist. All
Recommendation Approve

C32 Award of Solicitation No. IFB-CA-26-009 – Betacom Incorporated – As-Needed Communication Tower Annual Inspections, General Maintenance and Repair – \$178,950.00
File Number UTOM26-0248
Comm. Dist. All
Recommendation Approve

C33 Exempt Purchase – PSI Technologies Inc. – Grit Classifier Purchase and Installation at Embassy Hills Wastewater Treatment Plant – \$194,395.00
File Number UTOM26-0257
Comm. Dist. 5
Recommendation Approve

Public Safety - Fire Rescue

C34 Cooperative Purchase — Safeware, Inc — Five Skydio X10 Drone Starter Kits for the Fire Rescue Department - \$125,000.00
File Number FR26-1348
Comm. Dist. All
Recommendation Approve

Public Services - Animal Services

- C35 Budget Amendment and Resolution – American Society for the Prevention of Cruelty to Animals (ASPCA) – Grant and Funding Recognition – \$56,400.00
File Number AS26-0014
Comm. Dist. All
Recommendation Approve

Public Services - Community Services

- C36 Vendor Agreement – Tampa Electric Company – Emergency Home Energy Assistance Program – No Funding Required
File Number HS26-0007
Comm. Dist. All
Recommendation Approve
- C37 Resolution to Amend Resolutions No. 21-040 and No. 24-022 – Pasco County Commission on Human Trafficking – To Clarify the Number of Sheriff's Office Representatives, Revise Member Terms and Assign Responsibilities to the County Liaison – No Funding Required
File Number HS26-0012
Comm. Dist. All
Recommendation Approve
- C38 Member Appointments – Pasco County Commission on Human Trafficking – Re-Appointment of Megan Harding, Kelly Sinn, Toby Caroline, Elizabeth Wunderlich, Paul Friedlander, and Kristen Bracy – No Funding Required
File Number HS26-0013
Comm. Dist. All
Recommendation Approve
- C39 Acceptance of \$20,000.00 Donation – VITAS Healthcare – Support for Program Events, Recreational Activities, and Instructors Provided at All Senior Centers – No Funding Required
File Number SS26-0022
Comm. Dist. All
Recommendation Approve

Public Services - Libraries

- C40 Budget Amendment and Resolution – Appropriations from Reserves - Pasco County Library System – Library Book Collection Growth Increase – Purchase of New Books and Furniture - \$250,000.00
File Number LI26-0010
Comm. Dist. All
Recommendation Approve

Public Services - Office of Disaster Recovery Resources

- C41 Planning for a Better Future Planning Program Guidelines – Pasco County Office of Disaster Recovery Resources and the U.S. Department of Housing and Urban Development – Policies and Procedures for Community Development Block Grant Disaster Recovery Funds – No Funding Required
File Number ODRR26-0009
Comm. Dist. All
Recommendation Approve
- C42 Affordable Housing Program Policies and Procedures – Office of Disaster Recovery Resources – Community Development Block Grant Disaster Recovery (CDBG-DR) Program – \$100,000,000
File Number ODRR26-0013
Comm. Dist. All
Recommendation Approve

Public Services - Parks, Recreation and Natural Resources

- C43 Perpetual Deed of Conservation Easement – Park 52 Logistics, LLC – No Funding Required
File Number PRN26-0051
Comm. Dist. 1
Recommendation Approve
- C44 Addition of the Outlaw Ridge Property, Parcel ID Nos. 17-25-19-0000-00200-0023, 17-25-19-0000-00200-0020, 16-25-19-0000-00100-0010, and 21-25-19-0000-00200-0000 – Parks, Recreation, and Natural Resources Department – Environmental Lands Acquisition and Management Program Acquisition List – No Funding Required
File Number PRN26-0058
Comm. Dist. 2
Recommendation Approve

Approved Staff's recommendation.

C45 As-Needed Re-establishment of Change Fund — Pasco County Parks, Recreation, and Natural Resources Department — Samuel W. Pasco Recreation Complex — \$100.00
File Number PRN26-0061
Comm. Dist. 1
Recommendation Approve

Public Services - Public Transportation

C46 Budget Amendment, Resolution, and Amendment 002 to Older Americans Act Title III-B Standard Contract EA025-PASCO TRANSPORTATION – Area Agency on Aging of Pasco-Pinellas, Inc. – Increase Contract Amount by \$2,281.51 – \$229,799.51 (Total)
File Number PT26-0013
Comm. Dist. All
Recommendation Approve

Regular

Legislative/Administrative - County Administrator

R47 America's 250th Events
File Number CA26-5014
Comm. Dist. All
Recommendation Presentation Only

The item was for information only.

Internal Services - Purchasing

R48 Introduction of Ordinance Amending the Pasco County Code of Ordinances – Chapter 2, Article IV, Division 2 – Purchasing Ordinance – Update Purchasing Processes - No Funding Required
File Number PU26-0012
Comm. Dist. All
Recommendation Approve

Approved Staff's Recommendation.

Updates from Chairman - Appointed Boards and Committees

The updates were given under Miscellaneous Business.

Miscellaneous Business - District One - Commissioner Oakley

- Commissioner Oakley displayed pictures and spoke regarding the graduation of students coming into the new fire department, how many graduated, hiring students, the brother and sisterhood, appreciation for those in the fire department, an emergency call story, the increase in numbers, and reopened stations.
- He displayed pictures and spoke regarding the Topping Off of the AdventHealth new office building, signing a beam, and the event attendance.
- He spoke regarding the new antique mall in Dade City, that there was a lot of vendors, the antique warehouses in other places, the days they were open, and the encouragement to spend time there.

Miscellaneous Business - District Two - Commissioner Weightman

- Commissioner Weightman spoke regarding the request to waive temporary permit fees for Operation StandDown, when it would take place, that it was the largest event of the year, where it was located, and the services provided at the event.

Approved to waive the four-hundred-dollar fee.

- He spoke regarding the Red Sand Event, appreciation for everyone who helped and came out, event attendance, the positive tone, and the hope that it would be a regular event.
- He spoke regarding whether there would be a Legislative conversation.

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

- Mr. Ralph Lair, Intergovernmental Affairs Officer, spoke regarding the final week of Session, the amount of Bills passed, the budget plan, the Conference, the House and Senate budgets and projects, the Governor's ability to act on a passed budget, legislation that could impact local government, what was discussed at the meeting with HUD, the upcoming meeting with the Army Corps of Engineers, issues to be discussed, projects submitted for consideration, the completion of the 26' budget, and the notification to submit the request back.

Mr. David Goldstein, Chief Assistant County Attorney, and Mr. David Engel, Director of Planning, Development and Economic Growth, spoke during the discussion.

Discussion was held regarding the awareness of the Section 8 vouchers; Local Preference; prioritization before voucher distribution; Davis-Bacon for everyone applicable; the request to add the boat ramps at Anclote River Park to the Army Corps meeting; the sign up with Dawson & Associates; Ridge Road; Sunwest; the joint work for a channel permit; Congressional asks; allocations to non-profits; Parkway Boulevard location and issues; the work with schools; sidewalks; Safe Streets to Schools projects; the great work of the team; the Department of Transportation's presentation; the topic of safety; the BUILD Grants; the CSX Bridge application; the County Line Road project submission; the conversation with the Department of Labor; the lobbyist's good job; the pamphlet distributed by Commissioner Starkey; appreciation for Mr. Lair; the potential changes to Live Local; the different versions; an evolving legislation concern; affordable housing; what Hillsborough County was doing; challenging the Bill; the issues with the Bill; appreciation for Commissioner Weightman and Mr. Goldstein's efforts; what happened in Seminole County; potential hope for next year; the Senate Bill 180 lawsuits; suing Live Local Developers as opposed to the State; the opt-out; housing shortage and affordability information in Tallahassee; sharing Pasco County's numbers compared to other Counties; green field removal; whether the Comp Plan could be adopted; The City of Ocoee's lawsuit; the Planning Commission's hearings on the Comp Plan; the Comp Plan schedule; Pasco 2025; Bill 927 issues; preemptive Land Use Bills; the monitoring and status of Bills; Blue Ribbon Bill concerns; a public meeting in Vero Beach; an Epic City; the Sadowski funds; rollback rate impacts; and the HOA Bill.

Miscellaneous Business - District Three - Commissioner Starkey

- Commissioner Starkey spoke regarding the passing of Mr. Matt Call, developers for Starkey Ranch, the P-4, the agreement to maintain the park, the request to dedicate the park to Mr. Call, to add signage, and a future ceremony.

Mr. David Goldstein, Chief Assistant County Attorney, spoke during the discussion.

Discussion was held regarding being the first P-4 in the state.

Approved to add a sign called the Matt Call Memorial Park to be placed at the park.

- She spoke regarding the meeting on the DeCubellis Widening, a light controversy, the road's need for high-level functionality, supporting Staff's plan, a potential sound wall concern, a landscaping request, and the wall placement.

Discussion was held regarding concerns on who would get the wall; the HOA; a maintenance issue; to potentially extend the existing wall; room for the trail; the

Tree Mitigation Fund for landscaping; the benefits of the light; why they might have removed the light; trail access; the maps displayed; and the light speed.

- She spoke regarding a bike ride with Staff and engineers in Starkey Ranch, neighborhood connectivity, how the neighborhood was designed and planned, and educating people.
- She displayed pictures and spoke regarding an award from the Ambassador of Germany to the U.S., the amount of awards given out, why she received the award, the pin and challenge coin received, to keep the relationships up, and to get the young co-workers to switch again.
- She displayed pictures and spoke regarding going to NACo, who attended, visiting the delegation, the lobbyist's better job, traction on key issues, a pamphlet she distributed, and the encouragement for the other Commissioners to go to Washington D.C.
- She displayed pictures and spoke regarding the Trinity Odessa Leadership Council meeting, that it was well received, the motorized bike issues, ATV's driven into retention ponds, who spoke, and her appreciation for the Staff who attended.
- She displayed pictures and spoke regarding her son-in-law's pinning ceremony, who attended, and the story of pinning the bird.

Discussion was held regarding the celebration and what a great young man he was.

- She spoke regarding the tour of the Pentagon.
- She displayed pictures and spoke regarding the Harbor South Leadership Council meeting, her appreciation for Staff, folks on the coastal side, and Ms. Kelly Sinn's presentation and organization.

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

- Commissioner Starkey spoke regarding research on Epic City and a correction regarding Vero Beach.

Miscellaneous Business - District Four - Commissioner Yeager

- Commissioner Yeager displayed pictures and spoke regarding the Pop-Up Pantry at Moon Lake, the weather, the support from the Pasco County Sheriff's Office, healing for an officer, the amount of people served, and story time.

- She displayed pictures and spoke regarding appreciation for the help received, supplies needed for the senior store, and that donations were always welcome.

Discussion was held regarding the location; the storage unit; and the types of donations.

- She displayed pictures and spoke regarding appreciation for Fire Station 15 and a successful child visit.
- She displayed pictures and spoke regarding Sprouts Horizon Sports Park, the amenities the park had, and taking County Staff there.

Discussion was held regarding the appropriation; who put money towards the park; and how much the facility cost.

Miscellaneous Business - District Five - Commissioner Mariano

- Chairman Mariano displayed pictures and spoke regarding Florida Sports Coast winning the bronze medal for the Adrian Award, the celebration for it, and appreciation for the team.
- He displayed pictures and spoke regarding going to D.C., who was in the pictures displayed, the meetings attended, the Jefferson Library, Senator Moody's weekly morning meetings, and the Department of Labor.
- He displayed pictures and spoke regarding the Hudson Clean-Up and a homeless camp concern.
- He displayed pictures and spoke regarding Hudson Beach, a restaurant building a deck, parking, and the view.

Discussion was held regarding the location of the deck; permitting; when it was expected to be open; and parking improvements.

- He displayed pictures and spoke regarding an area in Hudson, the company that owned the property, alerting the County Administrator and the Sheriff's Office, the Sheriff's Office's response, and the need to clean up the trash.
- He displayed pictures and spoke regarding the Cinderella Sock Hop and the wine selections donated.

Discussion was held regarding Commissioner Starkey's daughter attending and the renovated ballroom.

- He displayed pictures and spoke regarding the Chasco Fiesta, the amount of sponsors, Marching Forward to Stomp Out Addiction, a 5K run at Sunwest Park, and that he was the Grand Marshall.
- He displayed pictures and spoke regarding the Steps to Recovery Building and the potential work with Veteran Affairs.

Discussion was held regarding when the building would be open.

- He displayed pictures and spoke regarding a VolunteerWay Breakfast, the amount of people there, prizes, raising funds, who worked at the organization, what the money went towards, and a tour of the building being built.

Miscellaneous Business - County Administrator

- Mr. Carballa spoke regarding receiving a letter from the state division of Emergency Management, the Office of Flood Plan Management visit, eligibility in the National Flood Insurance Program, appreciation to the Flood Plan Management team, insurance breaks for citizens, and lowering CRS ratings.
- He spoke regarding a budget survey email, budget process transparency, and participation in budgeting priorities.

Miscellaneous Business - County Attorney

- No items.

Miscellaneous Business - Clerk and Comptroller

- No items.

Miscellaneous Business – Sheriff

- Absent.

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

Public Hearings

Proposed Ordinances at 1:30 p.m.

- P49 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 13) From IL (Industrial-Light) To COM (Commercial) On Approximately 1.51 Acres Of Real Property Located On The Southeast Corner Of The Intersection Of State Road 52 And Bellamy Brothers Boulevard; And Providing For Additional Text Amendments As Necessary For Internal Consistency; Providing For A Repealer, Severability, And An Effective Date.

File Number PDE26-0026

Comm. Dist. 2

Recommendation Continuation Requested

Approved to continue to the April 7, 2026 Board of County Commissioners meeting at 1:30 p.m. in Dade City with Commissioner Weightman absent from the vote.

- P50 An Ordinance Amending The Pasco County Comprehensive Plan Providing for A Comprehensive Plan Text Amendment To Subarea Policy FLU 7.1.63 – North Pasco Resort; And Providing For Additional Text Amendments As Necessary For Internal Consistency; Providing For A Repealer, Severability, And Effective Date.

File Number PDE26-0024

Comm. Dist. 1

Recommendation Continuation Requested

Approved to continue to the April 7, 2026 Board of County Commissioners meeting at 1:30 p.m. in Dade City with Commissioner Weightman absent from the vote.

- P51 An Ordinance Amending The Pasco County Comprehensive Plan; Providing For A Small-Scale Comprehensive Plan Amendment To The Future Land Use Maps (2-15 And Sheet 05 And Sheet 12) From AG/R (Agricultural/Rural) And ROR (Retail/Office/Residential) To RES-3 (Residential-3 du/ga) On Approximately 41.85 Acres Of Real Property Located West Of US Highway 41 Approximately 1.75 Miles North Of The Intersection Of State Road 52 and US Highway 41; And Providing For Additional Text Amendments As Necessary For Internal Consistency; Providing For A Repealer, Severability, And An Effective Date.

File Number PDE26-0272

Comm. Dist. 5

Recommendation Approve

Approved to adopt by roll call vote.

Public Hearings at 1:30 p.m.

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

Mr. Sample swore in those who planned to present testimony.

Approved the Public Hearing Consent Agenda which included Agenda Item P55.

- P52 Zoning Amendment (Continuance) – SAV Property Holdings, LLC./New Horizons MPUD Master Planned Unit Development – A Rezoning Request From an R-2 Low Density Residential District to an MPUD Master Planned Unit Development to Allow for the Development of 31 Single Family Detached Units and Associated Infrastructure - Central Pasco County - Abutting South of Wells Road, Approximately 675 Feet West of Wells Road & Boyette Road Intersection - Containing Approximately 10.40 Acres
File Number PDE26-7858
Comm. Dist. 2
Recommendation Continuance Requested

Approved to continue to the April 7, 2026 Board of County Commissioners meeting at 1:30 p.m. in Dade City.

- P53 Zoning Amendment (Continuance) — Kenton Road Commercial MPUD – Kenton Road Commercial, LLC – Rezoning Request from A-C Agricultural to MPUD Master Planned Unit Development District to Allow for the Development of 110,000 Square Feet of Non-Residential Entitlements and 120 Hotel Room and Associated Infrastructure - Northeast Pasco County - Located at the Northwest Corner of the Intersection of Kenton Road and Elam Road in the Community Hub Special Planning Area of Connected City - on Approximately 9.43 Acres.
File Number PDE26-7872
Comm. Dist. 1
Recommendation Continuance Requested

Approved to continue to the April 7, 2026 Board of County Commissioners meeting at 1:30 p.m. in Dade City.

P54 Zoning Amendment (Continuance) - VCare Consultants, LLC/North Pasco Resort MPUD Master Planned Unit Development - A Rezoning Request from an MPUD Master Planned Unit Development to an MPUD Master Planned Unit Development to Amend the Conditions of Approval, Allowing for Resort/Hotel Use, Entitling the Resort/Hotel Use of 250 Units, Decreasing RV Space Entitlements from 550 Spaces to 350 Spaces, Amending the Name of the MPUD to North Pasco Resort, and Associated Infrastructure - North East Pasco County - Located on the East Side of the Intersection of Lake Iola Road and Johnston Road - Containing Approximately 131.68 Acres
File Number PDE26-7883
Comm. Dist. 1
Recommendation Continuance Requested

Approved to continue to the April 7, 2026 Board of County Commissioners meeting at 1:30 p.m. in Dade City.

P55 (Public Hearing Consent) A Resolution By The Board Of County Commissioners Of Pasco County, Florida, Pursuant To Section 196.1978(3)(O), Florida Statutes, Electing To Not Exempt Property Under Section 196.1978(3)(D)1.A., Florida Statutes, Commonly Known As The "Live Local Act Property Tax Exemption"
File Number CAO26-3502
Comm. Dist. All
Recommendation Approve

Approved as part of the Public Hearing Consent Agenda.

P56 Zoning Amendment (Consent) – Daniel De Pasquale and Kevin Singletary/ Massachusetts Avenue – Change in Zoning from a C-1 Neighborhood Commercial District to a C-2 General Commercial District – West Pasco County – Southwest Corner of the Intersection of Massachusetts Avenue and Keena Street – Containing Approximately 1.03 acres.
File Number PDE26-7899
Comm. Dist. 4
Recommendation Approve

Approved Staff's recommendation.

P57 Zoning Amendment (Consent) –Nieves Property – Change in Zoning from an A-C Agricultural District to an AR-1 Agricultural-Residential District – North Central Pasco County – West Side of Hudson Lane Approximately 730 Feet South of the Intersection of St Joe Road and Hudson Lane – Containing Approximately 12.61 Acres
File Number PDE26-7905
Comm. Dist. 1
Recommendation Approve

Approved Staff's recommendation.

P58 Zoning Amendment (Consent) – Pasco County Mosquito Control District/41 Mosquito MPUD Master Planned Unit Development - A Rezoning Request From A-R Agricultural Residential District, A-C Agricultural District, and C-2 General Commercial Districts to an MPUD Master Planned Unit Development to Allow for the Development of 91 Single Family Detached Units and Associated Infrastructure - North West Pasco County - Abutting West of US Highway 41, Approximately 1.75 Miles North of the US Highway 41 & State Road 52 Intersection - Containing Approximately 41.85 Acres
File Number PDE26-7918
Comm. Dist. 5
Recommendation Approval with Conditions

Approved Staff's recommendation.

Noted Items

Agenda Items N59 through N93 were noted.

Agendas and Minutes

N59 Board of County Commissioners Workshop (BCCWS) Meeting Minutes – December 16, 2024
File Number NI26-0596
Comm. Dist. All
Recommendation Receive and File

N60 Metropolitan Planning Organization (MPO) Meeting Minutes – January 9, 2025
File Number NI26-0597
Comm. Dist. All
Recommendation Receive and File

- N61 Metropolitan Planning Organization (MPO) Meeting Minutes – February 13, 2025
File Number NI26-0598
Comm. Dist. All
Recommendation Receive and File
- N62 Metropolitan Planning Organization (MPO) Meeting Minutes – May 8, 2025
File Number NI26-0599
Comm. Dist. All
Recommendation Receive and File
- N63 Planning Commission (PC) Meeting Minutes – April 3, 2025
File Number NI26-0600
Comm. Dist. All
Recommendation Receive and File
- N64 Planning Commission (PC) Meeting Minutes – May 1, 2025
File Number NI26-0601
Comm. Dist. All
Recommendation Receive and File
- N65 Transportation Disadvantage Local Coordinating Board (TDLCB) Meeting Minutes – August 28, 2025
File Number NI26-0602
Comm. Dist. All
Recommendation Receive and File
- N66 Public Service Commission (PSC) – June 3, 2026 - Regular Agenda
File Number NI26-0603
Comm. Dist. All
Recommendation Receive and File
- N67 Public Service Commission (PSC) – Commission Conference Agenda – Issued January 22, 2026
File Number NI26-0604
Comm. Dist. All
Recommendation Receive and File

Miscellaneous

- N68 FAC26-1027 - Jail Expansion Construction - Budget Transfer BT0570 - Moss & Associates, LLC - \$13,093.72 - Security Fence - October 17, 2025
File Number NI26-0364
Comm. Dist. All
Recommendation Receive and File
- N69 Change Order No. 2 – Titan Construction Management – Shady Hills WWTP Clarifier No. 5 Condition Assessment and Repairs Time Extension Only (UTD26-0146)
File Number NI26-0405
Comm. Dist. 5
Recommendation Receive and File
- N70 Task Order No. 1-26 – Tierra, Inc. – Shady Hills Wastewater Treatment Plant Headworks Replacement – Material Testing (PCU 20-017.00) (UTD26-0082)
File Number NI26-0530
Comm. Dist. 5
Recommendation Receive and File
- N71 Revision No. 1 to Task Order No. 5-24 – Stroud Engineering Consultants, Inc. – North Central Force Main Improvements Time Extension Only (PCU24-016.00) (UTD26-0053)
File Number NI26-0454
Comm. Dist. 1, 2
Recommendation Receive and File
- N72 FAC26-1068 – Fire Rescue Station No. 19 - CAR No. OC-007 – Ajax Building Company, LLC., – \$1,286.00 – January 26, 2026
File Number NI26-0470
Comm. Dist. All
Recommendation Receive and File
- N73 FAC26-1069 – Fire Rescue Station No. 19 - CAR No. CM-006 – Ajax Building Company, LLC., – \$2,973.00 – January 26, 2026
File Number NI26-0471
Comm. Dist. All
Recommendation Receive and File
- N74 FAC26-1070 – Fire Rescue Station No. 19 - CAR No. CM-007 – Ajax Building Company, LLC., – \$3,808.00 – January 26, 2026
File Number NI26-0472
Comm. Dist. All
Recommendation Receive and File

- N75 FAC26-1071 – Fire Rescue Station No. 19 - CAR No. CM-008 – Ajax Building Company, LLC., – \$2,563.00 – January 26, 2026
 File Number NI26-0473
 Comm. Dist. All
 Recommendation Receive and File
- N76 FAC26-1072 – Fire Rescue Station No. 19 - CAR No. CM-009 – Ajax Building Company, LLC., – \$4,408.00 – January 26, 2026
 File Number NI26-0474
 Comm. Dist. All
 Recommendation Receive and File
- N77 NTP for Task Order FM26-003- GOPASCO Multimodal Transfer Station Zephyrhills – Wharton-Smith – \$35,673.00 – January 27, 2026
 File Number NI26-0475
 Comm. Dist. All
 Recommendation Receive and File
- N78 FAC26-1048 – Fire Rescue Station No. 1 – CAR No. CM-003 – Ajax Building Company, LLC.– \$48,193.00 – January 30, 2026
 File Number NI26-0482
 Comm. Dist. All
 Recommendation Receive and File
- N79 Revision No. 1 to Task Order No. 1-25 – McKim & Creed, Inc. – 4G Ranch Monitoring Lakes RTU Telemetry Replacement Time Extension Only (PCU 24-006.00) (UTD26-0043)
 File Number NI26-0507
 Comm. Dist. 1
 Recommendation Receive and File
- N80 Revision No. 1 to Task Order No. 3-25 – Mead and Hunt, Inc. – Well No. 1 Conversion to Trimming/Booster Site, Time Extension Only (PCU 25-003.00) (UTD26-0102)
 File Number NI26-0508
 Comm. Dist. 5
 Recommendation Receive and File

- N81 Alternative Standard - AGB Car Wash Ventures LLC - An Alternative Standard From the Land Development Code (LDC) Section 905.2.D, Type B Landscape Buffer - Located in South Central Pasco County, Approximately 130 Feet North of SR 54 and 295 Feet East of Oakstead Boulevard.
File Number NI26-0551
Comm. Dist. 4
Recommendation Receive and File
- N82 Alternative Standards - Shady Hills 52, LLC - Three Alternative Standards From the Land Development Code (LDC), One Denied, Two Approved - Sections 905.2.D.3.b(4) Landscape Islands and Terminal Islands (Denied); 905.2.D.5 Site Perimeter Landscape Buffering and Screening (Approved); and 905.1 Neighborhood Parks (Approved) - Located in West Central Pasco County on the West Side of Shady Hills Road, Approximately 150 Feet North of State Road 52/
File Number NI26-0562
Comm. Dist. 5
Recommendation Receive and File
- N83 Change Order No. 6 for Time Extension Only – Schaer Development of Central Florida, Inc. – Tower Road Force Main Improvements (PCU 19-008.00) (UTD26-0216)
File Number NI26-0584
Comm. Dist. 3
Recommendation Receive and File
- N84 Revision No. 1 for Task Order No. 20 – Stantec Consulting Services, Inc. – Solid Waste Bond Covenant/Disaster Funding Support (SW26-0203)
File Number NI26-0585
Comm. Dist. All
Recommendation Receive and File
- N85 Task Order No. 1-26 to RSQ-RH-21-106 – Jones, Edmunds & Associates, Inc. – West Pasco Resource Recovery Facility Class III Landfill Vertical Expansion Feasibility Study (SW26-0211)
File Number NI26-0586
Comm. Dist. All
Recommendation Receive and File

- N86 Alternative Standard - 7423 SR 54 Retail - Twelfth West Coast AP6 LLC - Alternative Standard from Land Development Code (LDC) Section 901.2.H Transportation Corridor Management - Located in Southwest Pasco County on the Northeast Corner of the Intersection of SR 54 and Rowan Road
File Number NI26-0590
Comm. Dist. 4
Recommendation Receive and File
- N87 Release of Maintenance Guarantee – Thornwood Associates, LLC – Chapel Crossings NE Quadrant Villages G1 & G2 (PCU12-111 .03) (UTD24-0139)
File Number NI26-0591
Comm. Dist. 1
Recommendation Receive and File
- N88 Revision No. 1 to Task Order No. 18 (RSQ-RH-21-106) – Stantec Consulting Services, Inc. – Fiscal and Business Administration Support Services (PIFBA26-0036)
File Number NI26-0594
Comm. Dist. All
Recommendation Receive and File
- N89 Emergency Purchase – Frontier Florida LCC – Network Voice and Data Carrier Services - \$87,200.00
File Number NI26-0605
Comm. Dist.
Recommendation Receive and File
- N90 Amendment No. 003 to Standard Contract EC025-PASCO - Area Agency on Aging of Pasco-Pinellas, Inc.
File Number NI26-0140
Comm. Dist. All
Recommendation Receive and File
- N91 Amendment No. 002 to Standard Contract EZ025-PASCO - Area Agency on Aging of Pasco-Pinellas, Inc.
File Number NI26-0141
Comm. Dist. All
Recommendation Receive and File
- N92 Report of Surplus Declaration – Two (2) Stryker Power Load Ambulance Cots
File Number NI26-1361
Comm. Dist. All
Recommendation Receive and File

N93 Non-Substantial Modification to the Watergrass MPUD MUTRM
Neighborhood Plan
File Number NI26-0618
Comm. Dist. 1
Recommendation Receive and File

Addendum

There was none.

Walk-Ons

There were none.

Post Meeting Materials

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

Adjourn

The meeting adjourned at 2:14 p.m.

Prepared by: Amanda Dobson, Records Clerk II, Board Records Division