

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

ANNOTATED AGENDA

APRIL 7, 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 Ms. Debbie Gay, 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 10:03 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. Commissioner Starkey arrived to the meeting at 10:05 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.

Mr. Lance Lee and Ms. Liza Mizel spoke regarding a non-profit organization, critical home repairs, disaster recovery and services for seniors, veterans, and disabled citizens, the hurricanes, the recovery grant, the funds from Red Cross, the application process, the death of cattle, the news coverage, and the ongoing issue with wild dogs.

The Board directed Staff to speak with Mr. Lee and Ms. Mizel.

Resolutions

Commissioners Items - Commissioner Oakley

RS1 A Resolution By The Board Of County Commissioners Of Pasco County, Florida, Declaring The Month Of April 2026 As Water Conservation Month In Pasco County

File Number CAO26-5125

Comm. Dist. All

Recommendation Approve

Approved to adopt.

RS2 A Resolution By The Board Of County Commissioners Of Pasco County, Florida, Recognizing Randy Bentley As The 2025 Pasco County Winner Of The Tampa Bay Community Water Wise Award

File Number CAO26-5128

Comm. Dist. All

Recommendation Approve

Approved to adopt.

Commissioners Items - Commissioner Starkey

RS3 A Resolution By The Board Of County Commissioners Of Pasco County, Florida, Declaring The Week Of April 12-18, 2026, As National Public Safety Telecommunicators Week In Pasco County

File Number CAO26-5132

Comm. Dist. All

Recommendation Approve

Approved to adopt.

Commissioners Items - Commissioner Yeager

RS4 A Resolution By The Board Of County Commissioners Of Pasco County, Florida, Declaring The Week Of April 6-10, 2026, As National Community Development Week In Pasco County

File Number CAO26-5126

Comm. Dist. All

Recommendation Approve

Approved to adopt.

RS5 A Resolution By The Board Of County Commissioners Of Pasco County, Florida, Declaring The Week Of April 12-18, 2026, As National Animal Control Week In Pasco County

File Number CAO26-5136

Comm. Dist. All

Recommendation Approve

Approved to adopt.

Commissioners Items - Chairman Mariano

RS6 A Resolution By The Board Of County Commissioners Of Pasco County, Florida, Declaring The Week Of April 26, 2026, Through May 2, 2026, As National Apprenticeship Week In Pasco County

File Number CAO26-5133

Comm. Dist. All

Recommendation Approve

Approved to adopt.

Consent

Approved the Consent Agenda with the exception of Agenda Items C18, C19, and C20 which were pulled for discussion or revision and Noted Items N73 and N74 which were withdrawn.

Constitutional Officers - Clerk - Minutes Approval

C7 Board of County Commissioners Regular Meeting/Rezoning June 17, 2025 – 10 A.M.

File Number CO26-0156

Comm. Dist. All

Recommendation Approve

C8 Board of County Commissioners Regular Meeting/Rezoning July 15, 2025 – 10 A.M.

File Number CO26-0157

Comm. Dist. All

Recommendation Approve

C9 Board of County Commissioners Regular Meeting/Rezoning August 5, 2025 – 10 A.M.

File Number CO26-0158

Comm. Dist. All

Recommendation Approve

- C10 Board of County Commissioners Regular Meeting/Rezoning August 19, 2025 – 10 A.M.
File Number CO26-0159
Comm. Dist. All
Recommendation Approve
- C11 Board of County Commissioners Regular Meeting/Rezoning September 3, 2025 – 10 A.M.
File Number CO26-0160
Comm. Dist. All
Recommendation Approve
- C12 Board of County Commissioners Budget Hearing September 3, 2025 – 5:15 P.M.
File Number CO26-0161
Comm. Dist. All
Recommendation Approve
- C13 Board of County Commissioners Regular Meeting/Rezoning September 16, 2025 – 10 A.M.
File Number CO26-0162
Comm. Dist. All
Recommendation Approve
- C14 Board of County Commissioners Budget Hearing September 16, 2025 – 5:15 P.M.
File Number CO26-0163
Comm. Dist. All
Recommendation Approve
- C15 Board of County Commissioners Regular Meeting/Rezoning October 7, 2025 – 10 A.M.
File Number CO26-0164
Comm. Dist. All
Recommendation Approve

Constitutional Officers - Clerk - Financial Matters

- C16 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 CO26-0165

Comm. Dist. All

Recommendation Approve

Constitutional Officers - Supervisor of Elections

- C17 Precinct Line Changes

File Number CO26-0166

Comm. Dist. All

Recommendation Approve

Development Services - Planning and Economic Growth

- C18 Notice of Denial of Comprehensive Plan Amendment - CPAS23(26) Blackwell Mixed-Use PD

File Number PDE26-0185

Comm. Dist. All

Recommendation Other

Approved Staff's recommendation with Commissioner Starkey abstaining from the vote due to a conflict of interest.

- C19 Program Authorization – Pasco County Redevelopment Landscape Grant Program – Updated Guidelines and Funding Authorization – \$1,500,000.00

File Number PDE26-0581

Comm. Dist. All

Recommendation Approve

Approved Staff's recommendation with Commissioner Yeager abstaining from the vote due to a conflict of interest.

- C20 Resolution Denying a Zoning Amendment of Property From an A-C Agricultural District to an MPUD Master Planned Unit Development District as Described in Rezoning Petition No. 7778
File Number PDE26-7778
Comm. Dist. 3
Recommendation Approve

Approved Staff's recommendation with Commissioner Starkey abstaining from the vote due to a conflict of interest.

Internal Services - Facilities Management

- C21 Lease Amendment – The American National Red Cross – Office at 5744 Missouri Street, New Port Richey, Florida — No Funding Required
File Number FAC26-0026
Comm. Dist. 4
Recommendation Approve
- C22 Approve Cooperative Purchase – Williams Scotsman, Inc. – Purchase and Installation of New Modular Trailers for Multiple Sites – \$844,307.60
File Number FAC26-0060
Comm. Dist. 1 & 2
Recommendation Approve
- C23 Approve Lease – Corporate Venture, LLC – Sixth Judicial Guardian Ad Litem West Office – Month to Month, \$7,954.00 per month
File Number FAC26-0086
Comm. Dist. 4
Recommendation Approve
- C24 Accept Deed and Adopt Resolution Cancelling Taxes – Connerton West Community Development District – Connerton Villages 3 & 4 MPUD – No Funding Required
File Number FAC26-0098
Comm. Dist. 2
Recommendation Approve

- C25 Budget Amendment and Resolution — Recognize Revenue from Claims Settlement — GAF Warranty Claims Department — \$1,425.00

File Number FAC26-0101

Comm. Dist. All

Recommendation Approve

- C26 Resolution Cancelling Taxes – Lot 156 Sea Pines Unit Seven Unrecorded Plat, Hudson – Sea Pines Neighborhood Flood Abatement Project – No Funding Required

File Number FAC26-0104

Comm. Dist. 5

Recommendation Approve

Public Infrastructure - Public Works

- C27 Fifth Amendment to Agreement for Professional Stormwater Engineering Services for RSQ-ML-19-088 – Jones, Edmunds & Associates, Inc. – Adjusted Standard Hourly Rates – No Funding Required

File Number PW26-0042

Comm. Dist. All

Recommendation Approve

- C28 Award of Solicitation No. IFB-FP-25-136 – Ferguson Enterprises, LLC d/b/a Ferguson Waterworks – As Needed Soil Erosion Materials – Multi-Year Award – \$220,700.00

File Number PW26-0041

Comm. Dist. All

Recommendation Approve

Public Infrastructure - Transportation Engineering

- C29 Task Order No. TED26-0114, Budget Amendment, and Budget Resolution – Cumbey and Fair, Inc. – Equal Employment Opportunity Compliance Services for the Jasmine Boulevard (U.S. Highway 19 to Little Road) Multi-Use Path – \$72,079.20

File Number TED26-0114

Comm. Dist. 5

Recommendation Approve

- C30 Task Order No. TED26-0151, Budget Amendment, and Budget Resolution – AtkinsRealis USA Inc. – Construction Engineering and Inspection Services for Jasmine Boulevard (U.S. Highway 19 to Little Road) Multi-Use Path – \$307,000.00

File Number TED26-0151

Comm. Dist. 5

Recommendation Approve

- C31 Task Order No. TED26-0169 – HNTB Corporation – Construction Engineering and Inspection (CEI) Services for the Signalization of the Ridge Road and Suncoast Parkway/State Road 589 Interchange and Realignment of the Suncoast Trail – \$149,982.68

File Number TED26-0169

Comm. Dist. 4

Recommendation Approve

Public Infrastructure – Utilities

- C32 Task Order No. 2-26 – Black & Veatch Corporation – Boyette Reservoir & Fox Hollow Meter Assembly Improvements (PCU 26-004.00) – \$213,683.00

File Number UTD26-0079

Comm. Dist. 1, 5

Recommendation Approve

- C33 Task Order No. 1-26 – Stroud Engineering Consultants, Inc. – Little Road, Hicks Road, Denton Avenue Reuse Valves (PCU 26-003.00) – \$185,315.00

File Number UTD26-0080

Comm. Dist. 5

Recommendation Approve

- C34 Task Order No. 3-26 – Freese and Nichols, Inc. – Shady Hills Wastewater Treatment Facility Waste Activated Sludge Storage Tanks Improvements (PCU 25-004.00) – \$427,576.00

File Number UTD26-0029

Comm. Dist. 5

Recommendation Approve

C35 Task Order No. 01-26 – Kimley-Horn and Associates, Inc. – Water Use Permit Engineering Compliance Monitoring Services (PCU 23-810.00) – \$131,146.00
File Number UTOM26-0202
Comm. Dist. All
Recommendation Approve

C36 Second Amendment for Additional Purchase Authority – Merrell Bros., Inc. – As-Needed Sewage and Sludge Dewatering and Hauling Services – Multi-Year Award – \$1,151,729.00
File Number UTOM26-0273
Comm. Dist. All
Recommendation Approve

Public Services - Cooperative Extension Service

C37 Budget Amendment and Resolution — Tampa Bay Estuary Stormwater Smart Solution Program and Stormwater Education Program — Increase Expense and Revenue in Granting Agreements — \$11,886.09
File Number CES26-0002
Comm. Dist. All
Recommendation Approve

Public Services - Parks, Recreation and Natural Resources

C38 Budget Amendment and Resolution – Parks, Recreation, and Natural Resources Department – Recognize Donations within the General Fund and Replenish Operational Budget – \$11,785.00
File Number PRN26-0068
Comm. Dist. All
Recommendation Approve

C39 Perpetual Deed of Conservation Easement – Pulte Home Company, LLC – Greenfield/Del Webb River Reserve MPUD – No Funding Required
File Number PRN26-0069
Comm. Dist. 5
Recommendation Approve

- C40 Environmental Lands Acquisition Selection Committee – Parks, Recreation, and Natural Resources Department – Appointments and Reappointments – No Funding Required

File Number PRN26-0070

Comm. Dist. All

Recommendation Approve

Public Services - Public Transportation

- C41 A Resolution By The Board of County Commissioners of Pasco County, Florida, Approving Pasco County Public Transportation's Title VI Program For Implementation By Pasco County Public Transportation.

File Number PT26-0016

Comm. Dist. All

Recommendation Approve

Regular

Public Services - Office of Disaster Recovery Resources

- R42 Office of Disaster Recovery Resources Quarterly Update

File Number ODRR26-0014

Comm. Dist. All

Recommendation Presentation Only

The item was for information only.

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 Vincent House, the number of homes being built, and the work that had been put in.

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

Discussion was held regarding the infrastructure; the additional homes; the funding; the shovel ready projects; the elevations and the shaded trees; the parking; the case workers; a project on Trouble Creek; and creating a similar project on the east side of the County.

Miscellaneous Business - District Two - Commissioner Weightman

- No items.

Miscellaneous Business - District Three - Commissioner Starkey

- Commissioner Starkey displayed pictures and spoke regarding the Metropolitan Ministries Bridge Builders luncheon.
- She displayed pictures and spoke regarding the Chasco Boat Parade and the Rotary Club.
- She displayed pictures and spoke regarding the Clark Dietrich facility, the fabricated metal studs for buildings, and the material that had been brought in.
- She displayed pictures and spoke regarding the Southeast Culver luncheon, a visit to the Fusion5 facility, products that were made in Pasco County, a rapid charger, and an apprenticeship program in Sweden.
- She displayed pictures and spoke regarding the visit to the Del Webb River Reserve, the boardwalk and bike trail, the wildlife corridor, and a trail system connection.
- She displayed pictures and spoke regarding the check presentation from Spectrum to AmSkills, the attendees, the number of projects that were awarded the checks, the ceremony, the hiring of graduates, and the laptop donations from Fusion5.

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

Chairman Mariano and Mr. Carballa spoke during the discussion.

Discussion was held regarding the downed trees; the overhead powerlines; the oak trees along Starkey Boulevard; New Port Corners and the ordinances; the subdivision requirements; a cost benefit analysis; a blueberry farm on Lake Blanche Drive; the West Pasco redevelopments; and the trees along Fivay Road.

Mr. Sample spoke regarding the withdrawn Noted items.

Miscellaneous Business – District Four – Commissioner Yeager

- Commissioner Yeager displayed pictures and spoke regarding the HCA Sunlake Emergency Freestanding ER Ribbon-Cutting Ceremony, emergency services, ambulances, and the available rooms.
- She displayed pictures and spoke regarding the Vincent House.
- She displayed pictures and spoke regarding Habitat for Humanity, the new homes, the two families that were accepted into the program, and the length of the project.

Commissioner Starkey and Chairman Mariano spoke during the discussion.

Discussion was held regarding the bank loans and the length of the project.

Miscellaneous Business - District Five - Commissioner Mariano

- Commissioner Mariano displayed pictures and spoke regarding a piece of property on Little Road, the Tree Mitigation funds, the landscaping, and the County Administrator's spending authority.
- He displayed pictures and spoke regarding the Merrell Bros., Inc. company and the West Florida Regional Biosolids Summit, the amount of money that had been saved, and the presentation that was given.

Miscellaneous Business - County Administrator

- Mr. Carballa spoke regarding National Arbor Day and utilizing the tree mitigation funds to purchase trees.

Approved to take \$10,000.00 of tree mitigation funds to expressly purchase trees to give away at three parks.

- He spoke regarding the adoption of the Lean Six Sigma principles, its purpose and uses, the accreditation as a provider, and the strategic plan for homelessness.

Ms. Cathy Pearson, Public Services Assistant County Administrator, and Mr. James Walters, Pasco County Homeless Programming Administrator, spoke during the discussion.

Discussion was held regarding the presentation and the pictures.

Miscellaneous Business - County Attorney

- No items.

Miscellaneous Business - Clerk and Comptroller

- No items.

Miscellaneous Business – Sheriff

- Absent.

THE BOARD RECESSED AT 12:03 P.M. AND RECONVENED AT 1:31 P.M. ALL COMMISSIONERS WERE PRESENT WITH THE EXCEPTION OF COMMISSIONER WEIGHTMAN WHO WAS ABSENT. MS. GAY WAS REPRESENTED BY MR. HAROLD SAMPLE, DEPUTY CLERK, FOR THE AFTERNOON SESSION.

Public Hearings

Proposed Ordinances at 1:30 p.m.

- P43 An Ordinance Amending Pasco County Ordinance No. 22-40 Contracting And Expanding The Boundaries Of Palmetto Ridge Community Development District Pursuant To Chapter 190, Florida Statutes; Providing For Miscellaneous Provisions; Providing For An Effective Date.
- File Number** PDE26-0014
Comm. Dist. 1
Recommendation Approve

Approved to adopt by roll call vote with Commissioner Weightman absent from the vote.

- P44 An Ordinance Establishing Palmetto Ridge II Community Development District Pursuant To Chapter 190, Florida Statutes; Providing For Authority And Power Of The District; Providing For Powers And Duties Of The District; Providing For The Board Of Supervisors Of The District; Providing For The District Budget; Providing For Functions Of The District; Providing For Miscellaneous Provisions; Providing For An Effective Date.

File Number PDE26-0015

Comm. Dist. 1

Recommendation Approve

Approved to adopt by roll call vote with Commissioner Weightman absent from the vote.

- P45 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 12) from AG (Agricultural) and AG/R (Agricultural/Rural) to PD (Planned Development) on Approximately 156 Acres of Real Property Located North of State Road 52 Approximately .60 Mile East of the Intersection of State Road 52 and US Highway 41; And a Text Amendment Creating Subarea Policy FLU 7.1.81 – Elite 52 PD; And a Map Amendment To The Future Land Use Map 2-9 Adding Subarea Map 2-9(81) Elite 52 PD; And Providing For Additional Text Amendments As Necessary For Internal Consistency; Providing For A Repealer, Severability, And An Effective Date.

File Number PDE26-0016

Comm. Dist. 1

Recommendation Approve

Approved to adopt by roll call vote with Commissioner Weightman absent from the vote.

- P46 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 Approve

Approved to adopt by roll call vote with Commissioner Weightman absent from the vote.

- P47 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 Approve

Approved to adopt by roll call vote with Commissioner Weightman absent from the vote.

- P48 An Ordinance Amending Pasco County Ordinance No. 24-08 Expanding The Boundaries Of Vida's Way Community Development District Pursuant To Chapter 190, Florida Statutes; Providing For Miscellaneous Provisions; Providing For An Effective Date.

File Number PDE26-0375

Comm. Dist. 1

Recommendation Approve

Approved to adopt by roll call vote with Commissioner Weightman absent from the 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 Items P51, P52, and P53.

- P49 Conditional Use Request (Continuance) – Villa Deste – Conditional Use for a Short Term Rental in an MF-1 Multiple Family Medium Density District – Southeast Pasco County – Approximately 160 feet East of the intersection of Saddlebrook Way and Villa Deste Court

File Number PDE26-CU10

Comm. Dist. 2

Recommendation Continuance Requested

Approved to continue to a date uncertain with Commissioner Weightman absent from the vote.

- P50 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 May 5, 2026 Board of County Commissioners meeting at 1:30 p.m. in Dade City with Commissioner Weightman absent from the vote.

- P51 Zoning Amendment (Consent)- Curley and 54 Commercial MPUD – Kimberly Ann Hogue, Avedis Mouradian, Hayarpie Mouradian – Rezoning Request from an A-R Agricultural Residential District to MPUD Master Planned Unit Development District to Allow for the Development of 58,250 Square Feet of Commercial/Retail or Office and Associated Infrastructure on Approximately 4.94 Acres Located at the Northeast Corner of the Intersection of Curley Road and County Road 54 in South Central Pasco County
File Number PDE26-7889
Comm. Dist. 1
Recommendation Approval with Conditions

Approved as part of the Public Hearing Consent Agenda with Commissioner Weightman absent from the vote.

- P52 Zoning Amendment (Consent) – Ronald W. Ripple & Donald W. Ripple/Ripple Project – Change in Zoning from an A-C Agricultural District to an AR-5 Agricultural Residential District – Located in Northeast Pasco County – Approximately 2,200 Feet South of Blanton Road and West of Packing House Road – Containing Approximately 12.72 Acres.
File Number PDE26-7910
Comm. Dist. 1
Recommendation Approve

Approved as part of the Public Hearing Consent Agenda with Commissioner Weighman absent from the vote.

- P53 Zoning Amendment (Consent) – RZ-7896 DRIFT 11939 Emmaus LLC – Change in Zoning from an A-R Agricultural-Residential District and a C-2 General Commercial District to a C-2 General Commercial District – Central Pasco County – Southwest Corner of the Intersection of Emmaus Cemetery Road and Warder Road – Containing Approximately 5.59 Acres
File Number PDE26-7896
Comm. Dist. 1
Recommendation Approve

Approved as part of the Public Hearing Consent Agenda with Commissioner Weightman absent from the vote.

- P54 Development Agreement (Regular) – Kenton DA Connected City – GPI Tampa, LLC – A Development Agreement For The Kenton MPUD to Design, Permit, and Construct Roadway Improvements In Exchange for Transportation Development Fee Credits Located in Central Pasco County
File Number PDE26-0227
Comm. Dist. 1
Recommendation Approve

Approved Staff's recommendation contingent on final review by the Finance Department in the Clerk's Office with Commissioner Weightman absent from the vote.

- P55 Development Agreement (Regular) – Aprile DA Connected City – King Lake Partners, LP – Development Agreement Amendment For The Aprile MPUD to Design, Permit, and Construct Roadway Improvements In Exchange for Transportation Development Fee Credits in Central Pasco County
File Number PDE26-0199
Comm. Dist. 1
Recommendation Approve

Approved Staff's recommendation with Commissioner Weightman absent from the vote.

- P56 Zoning Amendment (Regular) - SR 52 Elite – JDP Elite Development LLC – Rezoning Request from AR Agricultural Residential District and AC Agricultural District to MPUD Master Planned Unit Development District to Allow for the Maximum Development of 108 Single Family Detached Units, 175,000 Square Feet of Commercial/Retail and 120 Hotel Rooms and Associated Infrastructure on Approximately 156.2 Acres Located in Central Pasco County Approximately 0.60 Miles East of the Intersection of State Road 52 and US 41
File Number PDE26-7811
Comm. Dist. 1
Recommendation Approval with Conditions

Approved Staff's recommendation with Commissioner Weightman absent from the vote.

- P57 Zoning Amendment (Regular) - 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 Approval with Conditions

Approved Staff's recommendation to include language in the MPUD conditions that require architectural materials in color palate with Commissioner Weightman absent from the vote.

- P58 Zoning Amendment (Regular) - 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 Approval with Conditions

Approved Staff's recommendation with Commissioner Weightman absent from the vote.

Noted Items

Agenda Items N59 through N84 were noted.

Agendas and Minutes

N59 Planning Commission (PC) Meeting Minutes – September 4, 2025

File Number NI26-0664

Comm. Dist. All

Recommendation Receive and File

N60 Planning Commission (PC) Meeting Minutes – October 2, 2025

File Number NI26-0665

Comm. Dist. All

Recommendation Receive and File

Miscellaneous

N61 Change Order No. 1 to Agreement for Solicitation No. IFB-KM-25-017 – Harbor Contracting, LLC – Little Road Right Turn Lane Addition and Denton Avenue Sidewalk (from Little Road to Archer Street) (TED26-0188)

File Number NI26-0115

Comm. Dist. 5

Recommendation Receive and File

N62 Change Order No. 6 to Professional Services Agreement – Consor North America, Inc. – Tower Road Route Study and Pond Siting Analysis Report; from West of Sunlake Boulevard to East of U.S. Highway 41 (TED26-0157)

File Number NI26-0116

Comm. Dist. 2, 4

Recommendation Receive and File

N63 Change Order No. 1 to Professional Services Agreement RSQ-KM-20-091 – Ayres Associates Inc. – Widening of DeCubellis Road (from Little Road to Town Center Road) and Starkey Boulevard (from south of Alico Pass to DeCubellis Road) and Intersection and Safety Improvements (TED26-0120)

File Number NI26-0117

Comm. Dist. 3, 4

Recommendation Receive and File

- N64 Change Order No. 4 to Professional Services Agreement – Kisinger Campo & Associates, Corp. (KCA) – Tower Road Project Development and Environment (PD&E) Study and Pond Siting Analysis Report (Eastern Terminus of Rangeland Boulevard to Bexley Village Drive) (TED26-0166)
File Number NI26-0118
Comm. Dist. 3, 4
Recommendation Receive and File
- N65 Assignment and Assumption of Agreements – Consor North America, Inc. – Consor Engineers, LLC Assignment of Professional Services to Consor North America, Inc. (TED26-0145)
File Number NI26-0119
Comm. Dist. Not Applicable
Recommendation Receive and File
- N66 EP025-PASCO Standard Contract FY 25-26 - Area Agency on Aging of Pasco-Pinellas, Inc.
File Number NI26-0142
Comm. Dist. All
Recommendation Receive and File
- N67 FAC26-1082 – Fire Rescue Station No. 19 - CAR No. CM-010 – Ajax Building Company, LLC., – \$15,201.00 – March 2, 2026
File Number NI26-0491
Comm. Dist. All
Recommendation Receive and File
- N68 FAC26-1083 – Fire Rescue Station No. 19 - CAR No. CM-011 – Ajax Building Company, LLC., – \$18,725.00 – March 2, 2026
File Number NI26-0492
Comm. Dist. All
Recommendation Receive and File
- N69 FAC26-1084 – Fire Rescue Station No. 19 - CAR No. CM-012 – Ajax Building Company, LLC., – \$24,928.86.00 – March 2, 2026
File Number NI26-0493
Comm. Dist. All
Recommendation Receive and File

- N70 FAC26-1081 – Fire Rescue Station No. 19 – CAR No. OC-009 – Ajax Building Company, LLC., – \$29,396.00 – March 4, 2026
File Number NI26-0494
Comm. Dist. All
Recommendation Receive and File
- N71 FAC26-1085 – Fire Rescue Station No. 1 - CAR No. CM-004 – Ajax Building Company, LLC., – \$3,709.00 – March 4, 2026
File Number NI26-0490
Comm. Dist. All
Recommendation Receive and File
- N72 Recording of Plat with a Maintenance Guarantee – Two Rivers Colston Avenue Phase 5 – EPG Two Rivers Development, LLC – Southeast Pasco County, Southeast Extension of Colston Road Between Morris Bridge Road and U.S. 301 (PDE25-0263)
File Number NI26-0513
Comm. Dist. 1
Recommendation Receive and File
- N73 Recording of Plat with Performance Guarantees – Two Rivers Parcel D4 – Bonds and Administrative Memo – Taylor Morrison of Florida, Inc. – Southeast Pasco County, Approximately 0.50 Miles South of State Road 56 and Approximately 1 Mile West of Gall Boulevard (PDE25-0217)
File Number NI26-0514
Comm. Dist. 1
Recommendation Receive and File

The item was withdrawn.

- N74 Recording of Plat with Performance Guarantees – Preserve at Legends Pointe-Phase 1 – Bonds and Administrative Memo – KB Home Tampa, LLC – West Central Pasco County Approximately 0.50 Miles North of State Road 52, Approximately 0.5 Miles West of Hays Road (PDE25-0218)
File Number NI26-0515
Comm. Dist. 5
Recommendation Receive and File

The item was withdrawn.

- N75 Confidential Exempt Purchase – Cybersecurity Goods and Services for Software and Licensing Renewal (UTOM26-0092)
File Number NI26-0595
Comm. Dist. All
Recommendation Receive and File
- N76 Confidential Exempt Purchase – Cybersecurity
File Number NI26-0606
Comm. Dist. All
Recommendation Receive and File
- N77 Professional Services Agreements for RSQ-BW-25-075 – Pasco County Utilities Department – Continuing Professional Services – Multiple Firms
File Number NI26-0609
Comm. Dist. All
Recommendation Receive and File
- N78 Alternative Standard - Wiregrass S4 Collector Road - Locust Branch, LLC - An Alternative Standard from the Land Development Code (LDC) Section 901.6.D.2, Pavement Width - Wiregrass S4 Collector Road connects SR 56 and Chancey Road, and is in Sections 20-21, Township 26 South, and Range 20 East
File Number NI26-0628
Comm. Dist. 2
Recommendation Receive and File
- N79 Final Agreement for RFP-KF-25-039 with Token Transit, Inc. for Mobile Transit Ticketing Program - \$15,000.00
File Number NI26-0637
Comm. Dist. All
Recommendation Receive and File
- N80 Task Order No. 2-26 – JMG Engineering, Inc. – Solid Waste Facilities Compliance Assistance (SW26-0277)
File Number NI26-0652
Comm. Dist. All
Recommendation Receive and File

- N81 PSC-2026-0050-P AA-EU – Docket No. 20250124-EU – Duke Energy Florida, LLC and Withlacoochee River Electric Cooperative, Inc.– Issued February 20, 2026
File Number NI26-0667
Comm. Dist. All
Recommendation Receive and File
- N82 PSC-2026-0061-CO-EU - Docket No. 20250124-EU - Duke Energy Florida, LLC and Withlacoochee River Electric Cooperative, Inc. – Issued March 16, 2026
File Number NI26-0668
Comm. Dist. All
Recommendation Receive and File
- N83 Seven Oaks Community Development District - Annual Financial Audit Report for the Fiscal Year Ended September 30, 2025 - Received February 27, 2025
File Number NI26-0669
Comm. Dist. All
Recommendation Receive and File
- N84 Tampa Bay Water - Annual Comprehensive Financial Report for the Fiscal Year Ended September 30, 2025 - Received March 11, 2026
File Number NI26-0670
Comm. Dist. All
Recommendation Receive and File

Addendum

There was none.

Walk-Ons

There was none.

Post Meeting Materials

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

Adjourn

The meeting adjourned at 4:28 p.m.

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