

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

ANNOTATED AGENDA

FEBRUARY 17, 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.

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

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

Vice-Chairman Weightman called the meeting to order at 10:00 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. Chairman Mariano arrived to the meeting at 10:34 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.

Vice-Chairman Weightman reviewed the procedures to be followed and called for public comment.

Mr. Allen Rose, Mr. Bruce Bumstead, Ms. Bonnie Garvey, Mr. David Cruz, Ms. Brandy Whitten, Mr. Dan Callaghan, Pastor Jen Kerouac, and Mr. Don Hassee spoke regarding waterways management; flooding concerns; Mr. Rose's work history; previous items Mr. Rose brought before the Board; issues caused by the development on Ridge Road; funding for projects; selective enforcement concerns; excavation and mining; permits; the documents submitted by Mr. Bruce Bumstead; what the parcels were doing illegally; homeless camps; garbage on properties; feral cat damage; that the cats were being fed; Animal Control requests; that the cats were multiplying; the request for help; sky lanterns falling into Ms. Whitten's trees; the Lunar Lantern Festival; the distance from Ms. Whitten's house; lantern concerns; the burn ban; the approval of the event; appreciation for the Tree Ordinance information; clear-cutting concerns; tree cutting at Winston Park; appreciation for the support during the cold weather; the number of people assisted with shelter; Mr. Hassee's house; the notification of a road being built; road concerns; Mr. Hassee's drives; traffic solutions; and funding for a parkway.

Ms. Joanna Cheshire, Interim Assistant County Administrator for Public Safety, spoke during the discussion.

Discussion was held regarding addresses; selective Code enforcement; leadership team communication; the burn ban; brush fires; that the lanterns were not lit on Sunday due to Saturday; appreciation for Pastor Jen Kerouac; and the great partnership between the County and churches to help people.

The Board directed Staff to speak to Mr. Bumstead, Ms. Garvey, Mr. Cruz, Ms. Whitten, and Mr. Hassee.

Approved to receive and file documents submitted by Mr. Bruce Bumstead with Chairman Mariano absent from the vote.

Resolutions

Commissioners Items - Commissioner Oakley

RS1 A Resolution By The Board Of County Commissioners Of Pasco County, Florida, Declaring The Month Of March 2026 As National Procurement Month In Pasco County

File Number CAO26-5121

Comm. Dist. All

Recommendation Approve

Approved to adopt with Chairman Mariano absent from the vote.

Commissioners Items - Commissioner Starkey

RS2 A Resolution By The Board Of County Commissioners Of Pasco County, Florida, Declaring March As Florida Bicycle Month In Pasco County

File Number CAO26-5116

Comm. Dist. All

Recommendation Approve

Approved to adopt with Chairman Mariano absent from the vote.

Consent

Approved of the Consent Agenda with the exception of Agenda Item C8 which was pulled for discussion or revision with Chairman Mariano absent from the vote.

Commissioners Items - Commissioner Weightman

C3 A Resolution By The Board Of County Commissioners Of Pasco County, Florida, Recognizing Ms. Anastacia Kelley As Pasco County's 2026 Teacher Of The Year And Commending Her Outstanding Service To Students, Families, And The Community

File Number CAO26-5122

Comm. Dist. All

Recommendation Approve

Constitutional Officers - Clerk and Comptroller

- C4 Quarterly Investment Portfolio Summary Report

File Number CO26-0146

Comm. Dist. All

Recommendation Approve

- C5 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 CO26-0149

Comm. Dist. All

Recommendation Approve

Constitutional Officers - Supervisor of Elections

- C6 Precinct Line Changes

File Number CO26-0148

Comm. Dist. All

Recommendation Approve

Legislative/Administrative - County Attorney

- C7 Litigation Status Report for October, November and December (Q4) - County Attorney– Status–No Funding Required

File Number CAO26-2005

Comm. Dist. All

Recommendation Approve

Development Services - Code Compliance

- C8 Property Maintenance Clearing of Lots - Pasco County Code of Ordinance (Section 42-1) - Lien Resolutions - No Funding Required

File Number CC26-0003

Comm. Dist. All

Recommendation Approve

Approved Staff's recommendation with Chairman Mariano and Commissioner Yeager absent from the vote.

Internal Services - Facilities Management

- C9 Agreement for Sale and Purchase of Surplus Real Property – W&M Florida, LLC
– East of Erie Drive, New Port Richey – Revenue – \$6,670.00
File Number FAC26-0079
Comm. Dist. 3
Recommendation Approve
- C10 Notice of Intent – Florida Division of Emergency Management Elevate Florida
Program – 38744 Otis Allen Road, Zephyrhills – No Funding Required
File Number FAC26-0080
Comm. Dist. 1
Recommendation Approve
- C11 Adopt Resolution Cancelling Taxes – Abbey Multi Family Partners, LLC. –
McKendree Road – No Funding Required
File Number FAC26-0089
Comm. Dist. 1
Recommendation Approve

Internal Services - Office of Management and Budget

- C12 Resolution Delegating Grant Application Signing Authority to the County
Administrator or Designee — Office of Management and Budget — No Funding
Required
File Number OMB26-0015
Comm. Dist. All
Recommendation Approve
- C13 Budget Amendment and Resolution — Internal Services Branch, Information
Technology Department — County Compliance with Governmental Accounting
Standards Board (GASB) Statement No. 87, Leases — \$8,161.00
File Number OMB26-0022
Comm. Dist. All
Recommendation Approve
- C14 Budget Amendment and Resolution - Re-Appropriation of Penny for Pasco
Budget - Chris Nocco, Sheriff - Re-Appropriation of Unspent Funds in Fiscal Year
2025 to Fiscal Year 2026 - \$315,838.00
File Number OMB26-0023
Comm. Dist.
Recommendation Approve

Internal Services – Purchasing

- C15 Authorization to Shortlist and Delegation of Negotiation and Execution of Agreement to County Administrator for Solicitation No. RSQ-TPR-25-076 – Design Services for Development Services Building – Not to Exceed Budgeted Amount Plus 20%
File Number PU26-0007
Comm. Dist. 4
Recommendation Approve
- C16 Authorization to Shortlist and Delegate Negotiation and Execution of Agreements to County Administrator for RSQ-TPR-26-031 – Engineering and Architectural Continuing Service Agreement – No Funding Required
File Number PU26-0008
Comm. Dist. All
Recommendation Approve

Public Infrastructure - Public Works

- C17 Interlocal Agreement – Florida Department of Transportation – Illicit Discharge Inspection Program – No Funding Required
File Number PW26-0026
Comm. Dist. All
Recommendation Approve
- C18 Change Order No. 1 to Agreement for Bid No. IFB-RH-21-066 (Multi-Year) – Southern Road & Bridge, LLC – Stormwater Culvert Replacement – \$2,500,000.00
File Number PW26-0034
Comm. Dist. All
Recommendation Approve
- C19 Fourth Amendment to Agreement for Professional Stormwater Engineering Services for RSQ-ML-19-088 – Inwood Consulting Engineers, Inc. – Adjusted Standard Hourly Rates – No Funding Required
File Number PW26-0038
Comm. Dist. All
Recommendation Approve

Public Infrastructure - Solid Waste

- C20 Third Amendment to Agreement IFB-RH-20-205 – Pasco County and A.C.M.S., Inc. d/b/a Heart of Florida Environmental – As Needed Transport and Disposal of Solid Waste Services – \$10,350,000.00
File Number SW26-0233
Comm. Dist. All
Recommendation Approve
- C21 Award of Bid No. IFB-CA-25-090 – Atez Logistics, LLC and Atomic Transport, LLC – As Needed Intracounty Transport of Municipal Solid Waste – \$1,725,000.00
File Number SW26-0236
Comm. Dist. All
Recommendation Approve
- C22 Cooperative Purchase – Orlando Freightliner, Inc. – Freightliner 2027 Day Cab 4500RDS Heavy Equipment Operating Vehicle – \$164,453.00
File Number SW26-0238
Comm. Dist. All
Recommendation Approve
- C23 Cooperative Purchase – Orlando Freightliner, Inc. – Freightliner 114SD Roll-off Dumpster Transport Vehicle – \$206,040.00
File Number SW26-0239
Comm. Dist. All
Recommendation Approve

Public Infrastructure - Transportation Engineering

- C24 Amendment No. 3 to Agreement RFP-KM-24-025 – Cone & Graham, Inc. – Construction of Ridge Road from Sunlake Boulevard to U.S. Highway 41 – \$37,351,510.48
File Number TED26-0001
Comm. Dist. 2, 4
Recommendation Approve
- C25 Task Order No. TED26-0072, Budget Amendment, and Budget Resolution – Burgess & Niple, Inc. – Design and Post Design Services for the Parkway Boulevard Sidewalk from Collier Parkway to Shining Star Drive – \$442,696.00
File Number TED26-0072
Comm. Dist. 2
Recommendation Approve

- C26 Memorandum of Agreement – Florida Department of Transportation, Florida’s Turnpike Enterprise – Realignment of the Suncoast Trail and Signalization of Access-Ramps at Ridge Road and Suncoast Parkway/State Road 589 Interchange – No Funding Required
File Number TED26-0092
Comm. Dist. 4
Recommendation Approve
- C27 Resolution to Reduce the Speed Limit – Gunn Highway – Speed Limit Reduction – \$1,000.00
File Number TED26-0124
Comm. Dist. 3
Recommendation Approve
- C28 Resolution to Reduce the Speed Limit – Hopson Road – Speed Limit Reduction – \$1,000.00
File Number TED26-0125
Comm. Dist. 4
Recommendation Approve
- C29 Resolution to Reduce the Speed Limit – Curley Road – Speed Limit Reduction – \$1,000.00
File Number TED26-0126
Comm. Dist. 1
Recommendation Approve
- C30 Resolution to Reduce the Speed Limit – Kossik Road – Speed Limit Reduction – \$1,000.00
File Number TED26-0128
Comm. Dist. 1
Recommendation Approve
- C31 Resolution to Reduce the Speed Limit – Roth Lane – Speed Limit Reduction – \$1,000.00
File Number TED26-0127
Comm. Dist. 1
Recommendation Approve
- C32 Change Order No. 15 to the Professional Services Agreement, Budget Amendment, and Budget Resolution – Kisinger Campo & Associates, Corp. – Additional Funding for the Post Design Services for the County Road 54 (Wesley Chapel Boulevard) Project from North of State Route 56 to North of Magnolia Boulevard – \$150,000.00
File Number TED26-0132
Comm. Dist. 2
Recommendation Approve

Public Infrastructure – Utilities

- C33 Change Order No. 2 to Agreement for Solicitation No. IFB-KM-24-046 – U.S. Water Services Corporation – Southwest Utility Improvements (PCU 21-010.00) – \$232,745.11
File Number UTD26-0136
Comm. Dist. 3, 5
Recommendation Approve
- C34 Second Amendment to Agreement and Additional Purchase Authority – CEC Motor & Utility Services, LLC – As-Needed Pump Overhaul and Related Equipment Repair Services for Water and Wastewater Systems – Multi-Year Award – \$70,000.00
File Number UTOM26-0204
Comm. Dist. All
Recommendation Approve

Public Safety - Fire Rescue

- C35 HIPAA Business Associate Agreement Between ZenCity Technologies US, Inc. and Pasco County - No Funding Required
File Number FR26-1317
Comm. Dist. All
Recommendation Approve

Public Services - Community Development

- C36 Multifamily Mortgage Revenue Bonds, Moon Lake Road Family Development – Pasco County Housing Finance Authority – 216 Affordable Housing Units for Families, New Port Richey – No Funding Required
File Number CD26-0061
Comm. Dist. 4
Recommendation Approve
- C37 Multifamily Mortgage Revenue Bonds, Congress Street – Pasco County Housing Finance Authority – 250 Affordable Housing Units for Families, New Port Richey – No Funding Required
File Number CD26-0062
Comm. Dist. 4
Recommendation Approve

- C38 Multifamily Mortgage Revenue Bonds, Ardent at Gulf View – Pasco County Housing Finance Authority – 280 Unit Affordable Multifamily Apartment Community, New Port Richey – No Funding Required

File Number CD26-0064

Comm. Dist. 4

Recommendation Approve

- C39 Subrecipient Agreement - Caring & Sharing Center for Independent Living, Inc., d/b/a Disability Achievement Center - For the Use of Community Development Block Grant (CDBG– U.S. Department of Housing and Urban Development – Community Development Block Grant, CFDA No. 14.218) - No Funding Required

File Number CD26-0072

Comm. Dist. All

Recommendation Approve

Public Services - Community Services

- C40 Budget Amendment and Resolution to the EA026-PASCO NUTRITION Standard Contract – Area Agency on Aging of Pasco-Pinellas, Inc. – Congregate & Home-Delivered Meals; CFDA No. 93.045; 93.053 – \$1,197,368.28

File Number SS26-0016

Comm. Dist. All

Recommendation Approve

- C41 Budget Amendment and Resolution to the EL025-PASCO Standard Contract – Area Agency on Aging of Pasco-Pinellas, Inc. – Congregate & Home-Delivered Meals; CSFA No. 65.009 – \$121,238.00

File Number SS26-0017

Comm. Dist. All

Recommendation Approve

- C42 Amendment No. 004 to Standard Contract No. EA025-PASCO NUTRITION, Budget Amendment and Resolution – Area Agency on Aging of Pasco-Pinellas, Inc. – Increase in Contract Funding; CFDA 93.045 – \$29,723.19

File Number SS26-0018

Comm. Dist. All

Recommendation Approve

Public Services – Libraries

- C43 Reappointment – Cultural Affairs Advisory Council – Reappointment of Member Julia Hassler – No Funding Required

File Number LI26-0007

Comm. Dist. All

Recommendation Approve

- C44 Reappointment — Library System Advisory Board — Reappointment of Member Henry Riley — No Funding Required

File Number LI26-0008

Comm. Dist. All

Recommendation Approve

- C45 Appointment – Library System Advisory Board – Appointment of Member Barbara De Simone – No Funding Required

File Number LI26-0009

Comm. Dist. 4

Recommendation Approve

Public Services - Parks, Recreation and Natural Resources

- C46 Award of Solicitation No. IFB-SP-25-140 – Ameridocks, LLC – As Needed Marine Pilings, Navigational Aids and Daymarkers – Multi-Year Award - \$180,000.00

File Number PRN26-0034

Comm. Dist. 3, 4, 5

Recommendation Approve

- C47 Perpetual Deed of Conservation Easement – TCD Dale Mabry, LLC – No Funding Required

File Number PRN26-0044

Comm. Dist. 4

Recommendation Approve

Public Services - Public Transportation

- C48 Budget Amendment and Resolution – Older Americans Act Standard Contract EA026-PASCO TRANSPORTATION – Area Agency on Aging of Pasco-Pinellas, Inc. – Transportation Services, CFDA 93.044 – \$217,518.00; Local Match \$24,168.67

File Number PT26-0011

Comm. Dist. All

Recommendation Approve

Public Services - Support Services

- C49 Pasco County Behavioral Health Transportation Plan and Behavioral Health Receiving System Plan, Three-Year Renewal – Pasco County Acute Care Committee in Collaboration with Central Florida Behavioral Health Network – Update for 2026-2029 – No Funding Required

File Number SPS26-0021

Comm. Dist. All

Recommendation Approve

Regular

Internal Services - Office of Management and Budget

- R50 Revenue Projections Discussion

File Number OMB26-0020

Comm. Dist. All

Recommendation Presentation Only

The item for was information only.

Updates from Chairman - Appointed Boards and Committees

The updates were provided under Miscellaneous Business.

Miscellaneous Business - District One - Commissioner Oakley

- Commissioner Oakley spoke regarding the lanterns, permits, the burn ban, the winds during the weekend, the potential for issues, and whether the event should have happened.

Ms. Joanna Cheshire, Interim Assistant County Administrator for Public Safety, spoke during the discussion.

Discussion was held regarding the permit issued; that lanterns fell under the State Statue of fireworks; the burn ban; mitigated risk resources; that there had been no issues on Saturday; the decision to pull the permit on Sunday; potential lanterns in the Green Swamp; conversations on the risks and consequences; the travel of fireworks; the discouragement of releasing balloons; the litter problem; whether there were options for environmental impacts and litter; the Commission of Agriculture; whether lanterns were still classified as fireworks; the last time the issue came up; events at Little Everglades Ranch; and a picnic set-up award.

Miscellaneous Business - District Two - Commissioner Weightman

- No items.

Miscellaneous Business - District Three - Commissioner Starkey

- Commissioner Starkey displayed pictures and spoke regarding touring the Superpark at VOPH, the bike and walking path, a potential path for kids, the active part of the park, the little waterfalls, and her excitement for the park.
- She displayed pictures and spoke regarding Pasco Days in Tallahassee, the number of people at the first night reception, whether both chambers had been there, and Commissioner Yeager's husband.
- She displayed pictures and spoke regarding the VIP Cookie Awards, handing out the awards, her congratulations to the award recipients, and her personal experience with the Girl Scouts.
- She spoke regarding appreciation for the Pasco County Sheriff's Office, the drug bust in Holiday, the amount of drugs taken off the streets, and the last drug bust.
- She spoke regarding an appointment to BPAC, where she could make the motion, and who she was appointing.

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

Discussion was held regarding the appointment at MPO.

- She displayed a picture and spoke regarding Code violations, the discussion at public comment, her research at Moon Lake, anonymous tips to Code Enforcement, a Moon Lake resident's complaints, the frustrations of those who follow the rules, and the lack of enforcement.

Discussion was held regarding the Code Enforcer's abilities and anonymous complaints.

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

- Commissioner Starkey spoke regarding whether there would be a Legislative update and the House and Senate budget.

Mr. Ralph Lair, Intergovernmental Affairs Officer, spoke during the discussion.

Discussion was held regarding going into a budget conference; the House and Senate budgets; who was making amendments to their budgets; items that were funded; when they would have a better feel of what was going on; and anticipation of projects.

Miscellaneous Business - District Four - Commissioner Yeager

- Commissioner Yeager displayed pictures and spoke regarding A Masked Evening in Venice Gala, the location of the event, and how beautiful the event was.
- She displayed pictures and spoke regarding the Tallahassee trip, her appreciation towards the Lobby Firms, the success of Pasco Day, and the potential addition of Dade City.
- She spoke regarding her appreciation towards the Pasco County Sheriff's Office, the number of calls they received last week, and the call types.
- She spoke regarding the new Fire Rescue puppy, the burn ban, the amount of brush fires responded to, the acreage burned, the losses in the fires, the number of violations given, and her appreciation towards Fire Rescue.

Miscellaneous Business - District Five - Commissioner Mariano

- Absent.

Miscellaneous Business - County Administrator

- Mr. Carballa spoke regarding participating in the Great American Clean-Up, the date of the event, the number of last year's participants, the amount of trash picked up, and where information on the event could be found.

Miscellaneous Business - County Attorney

- No items.

Miscellaneous Business - Clerk and Comptroller

- No items.

Miscellaneous Business – Sheriff

- No items.

**THE BOARD RECESSED AT 12:01 P.M. AND RECONVENED AT 1:31 P.M.
COMMISSIONER STARKEY ARRIVED TO THE MEETING AT 1:32 P.M.**

Public Hearings

Proposed Ordinances at 1:30 p.m.

- P51 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; Renaming Section 802.3 Tree Removal To Exemptions; Creating Section 802.4 Tree Canopy Standards; Section 802.5 Tree Removal; Section 802.6 Problem Trees; Section 802.7 Tree Replacement And Mitigation; Section 802.8 Tree Protection Requirements; Section 802.9 Trees Of Special Significance; 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 PDE26-0004
Comm. Dist. All
Recommendation Continuance Requested

Approved to continue to the March 24, 2026 Board of County Commissioners meeting at 1:30 p.m. in New Port Richey with Chairman Mariano and Commissioner Yeager absent from the vote.

- P52 Comprehensive Plan Amendment (Continuance) – CPAS25(09) SR 52 Heasley – Providing for a Comprehensive Plan Amendment to the Future Land Use Maps (2-15 and Sheet 12) Changing from RES-3 (Residential 3 du/ga) to PD (Planned Development) on Approximately 18.99 Acres of Real Property Located on the North Side of State Road 52, Approximately 620 Feet West of North Sunlake Boulevard. And a Text Amendment Creating Subarea Policy FLU 7.1.89 – ; And a Map Amendment To The Future Land Use Map 2-9 Adding Subarea Map 2-9(89) SR 52 Heasley
File Number PDE26-0011
Comm. Dist. 5
Recommendation Continuance Requested

Approved to continue to the March 24, 2026 Board of County Commissioners meeting at 1:30 p.m. in New Port Richey with Chairman Mariano and Commissioner Yeager absent from the vote.

P53 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 19) From RES-9 (Residential-9 du/ga) And IL (Industrial-Light) To IL (Industrial-Light) On Approximately 75.017 Acres Of Real Property Located At The Corner Of The Southwest Intersection Of Interlaken Road And Gunn Highway; And Providing For Additional Text Amendments As Necessary For Internal Consistency, Providing For A Repealer, Severability, And An Effective Date.

File Number PDE26-0023

Comm. Dist. 3

Recommendation Approve

Approved to adopt by roll call vote with Chairman Mariano and Commissioner Yeager absent from the vote.

P54 Comprehensive Plan Amendment (Regular) – CPA24(03) Elite 52 PD – Providing for Transmittal of 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 Staff's recommendation with Chairman Mariano and Commissioner Yeager absent from the vote.

Public Hearings at 1:30 p.m.

Ms. Gay swore in those who planned to present testimony

- P55 Conditional Use Request (Continuance) – Bear Creek Group Home/Elevated Youth Services – Conditional Use for a Residential Treatment and Care Facility in an R-4 High Density Residential District – West Market Pasco County – East of Nature Trail Road 990 feet South of the Intersection of SR-52 and Nature Trail – Containing Approximately .16 Acre
File Number PDE26-CU09
Comm. Dist. 5
Recommendation Continuance Requested

Approved to continue to the March 24, 2026 Board of County Commissioners meeting at 1:30 p.m. in New Port Richey with Chairman Mariano and Commissioner Yeager absent from the vote.

- P56 Zoning Amendment (Continuance) - SR 52 Heasley, LLC./SR 52 Heasley MPUD Master Planned Unit Development - A Rezoning Request From an A-C Agricultural District to an MPUD Master Planned Unit Development to Allow for the Development of 100 Townhome Units and 15,000 Square Feet of Commercial/Office Uses and Associated Infrastructure - West Central Pasco County - North of State Road 52, Approximately 200 feet West of the North Sunlake Blvd and State Road 52 Intersection - Containing Approximately 18.98 Acres.
File Number PDE26-7890
Comm. Dist. 5
Recommendation Continuance Requested

Approved to continue to the March 24, 2026 Board of County Commissioners meeting at 1:30 p.m. in New Port Richey with Chairman Mariano and Commissioner Yeager absent from the vote.

- P57 Zoning Amendment (Continuance) - Ground Floor Storage, LLC./Old Dixie RV Resort MPUD Master Planned Unit Development - A Rezoning Request From an R-4 High Density Residential District to an MPUD Master Planned Unit Development to Allow for the Maximum Development of a 52 RV Space Resort and Associated Infrastructure - North West Pasco County - Abutting Old Dixie Highway on the East Side, Approximately 0.56 miles North of the New York Avenue and Old Dixie Highway Intersection - Containing Approximately 12.56 Acres.
File Number PDE26-7895
Comm. Dist. 5
Recommendation Continuance Requested

Approved to continue to a date uncertain with Chairman Mariano and Commissioner Yeager absent from the vote.

P58 Zoning Amendment (Continuance) – 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 Continuance Requested

Approved to continue to the March 10, 2026 Board of County Commissioners meeting
at 1:30 p.m. in Dade City with Chairman Mariano and Commissioner Yeager absent
from the vote.

P59 Application For Vested Rights Determination-Joshua Ortiz And Danielle Souza-
12674 Valimar Road, Parcel ID 28-25-17-0200-27900-0110, Lots 11 And 12,
Block 279, Moon Lake Estates Unit Twenty (Public Hearing: 2/17/26, 1:30 P.M.,
New Port Richey)
File Number CAO26-3501
Comm. Dist. 4
Recommendation Approve

Approved option number two by roll call vote with finding a potential reuse for the
structure that is currently on the site and, if that cannot be found within 30 days, than it
can be used as a credit with Chairman Mariano absent from the vote and Commissioner
Oakley voting nay.

Noted Items

Agenda Items N60 through N116 were noted.

Agendas and Minutes

N60 Agenda & Minutes - Pasco County Commission on Human Trafficking - Meeting
of December 10, 2025
File Number NI26-0139
Comm. Dist. All
Recommendation Receive and File

- N61 Jobs and Economic Opportunities Committee (JEOC) Meeting Minutes – April 21, 2025 and July 14, 2025
File Number NI26-0522
Comm. Dist. All
Recommendation Receive and File
- N62 Library Advisory Board and Library Cooperative Board Meeting Minutes - October 14, 2025
File Number NI26-0555
Comm. Dist. All
Recommendation Receive and File
- N63 Gulf Harbors MSBU Advisory Committee - November 4, 2025 Minutes
File Number NI26-0558
Comm. Dist. All
Recommendation Receive and File
- N64 Board of County Commissioners Workshop (BCCWS) Meeting Minutes – February 18, 2025
File Number NI26-0563
Comm. Dist. All
Recommendation Receive and File
- N65 Environmental Lands Acquisition Selection Committee (ELASC) Meeting Minutes – January 22, 2025
File Number NI26-0564
Comm. Dist. All
Recommendation Receive and File
- N66 Housing Finance Authority (HFA) Meeting Minutes – March 12, 2025
File Number NI26-0565
Comm. Dist. All
Recommendation Receive and File
- N67 Housing Finance Authority (HFA) Meeting Minutes – April 8, 2025
File Number NI26-0566
Comm. Dist. All
Recommendation Receive and File
- N68 Planning Commission (PC) Meeting Minutes – January 9, 2025
File Number NI26-0567
Comm. Dist. All
Recommendation Receive and File

- N69 Planning Commission (PC) Meeting Minutes – October 3, 2024
File Number NI26-0568
Comm. Dist. All
Recommendation Receive and File
- N70 Planning Commission (PC) Meeting Minutes – November 7, 2024
File Number NI26-0569
Comm. Dist. All
Recommendation Receive and File
- N71 Planning Commission (PC) Meeting Minutes – December 12, 2024
File Number NI26-0570
Comm. Dist. All
Recommendation Receive and File
- N72 Public Safety Coordinating Council (PSCC) Meeting Minutes – May 16, 2025
File Number NI26-0571
Comm. Dist. All
Recommendation Receive and File
- N73 Tourist Development Council (TDC) Meeting Minutes – January 15, 2025
File Number NI26-0572
Comm. Dist. All
Recommendation Receive and File
- N74 Tourist Development Council (TDC) Meeting Minutes – February 19, 2025
File Number NI26-0573
Comm. Dist. All
Recommendation Receive and File
- N75 Tourist Development Council (TDC) Meeting Minutes – April 16, 2025
File Number NI26-0574
Comm. Dist. All
Recommendation Receive and File
- N76 Tourist Development Council (TDC) Meeting Minutes – November 20, 2024
File Number NI26-0575
Comm. Dist. All
Recommendation Receive and File
- N77 Value Adjustment Board (VAB) Meeting Minutes – June 2, 2025
File Number NI26-0576
Comm. Dist. All
Recommendation Receive and File

- N78 Value Adjustment Board (VAB) Meeting Minutes – July 16, 2024
File Number NI26-0577
Comm. Dist. All
Recommendation Receive and File
- N79 Villages of Pasadena Hills Advisory and Planning Committee (VOPH) Meeting Minutes – January 15, 2025
File Number NI26-0578
Comm. Dist. All
Recommendation Receive and File
- N80 Villages of Pasadena Hills Advisory and Planning Committee (VOPH) Meeting Minutes – September 11, 2024
File Number NI26-0579
Comm. Dist. All
Recommendation Receive and File
- N81 Villages of Pasadena Hills Advisory and Planning Committee (VOPH) Meeting Minutes – December 4, 2024
File Number NI26-0580
Comm. Dist. All
Recommendation Receive and File
- N82 Lexington Oaks Community Development District - Workshop Agenda - 02-05-2026
File Number NI26-0587
Comm. Dist. All
Recommendation Receive and File
- N83 Lexington Oaks Community Development District - Regular Meeting - 1-22-26
File Number NI26-0588
Comm. Dist. All
Recommendation Receive and File

Miscellaneous

- N84 Allowance Authorization Release (AAR) No. 2 – Harbor Contracting, LLC – Little Road Right-Turn Lane Addition and Denton Avenue Sidewalk (from Little Road to Archer Street) (TED26-0129)
File Number NI26-0113
Comm. Dist. 5
Recommendation Receive and File

- N85 Task Order No. TED26-0058 – AECOM Technical Services, Inc. – Project Review Services for DeCubellis Road Phase II and III Widening from Little Road to Town Center Road, Starkey Boulevard Widening from South of Alico Pass to DeCubellis Road, Intersection Improvements and Safety Improvements (TED26-0058)
File Number NI26-0114
Comm. Dist. 3, 4
Recommendation Receive and File
- N86 Report of Receipt of Donation — Pasco County Fire Rescue
File Number NI26-1319
Comm. Dist. All
Recommendation Receive and File
- N87 Change Order No. 3 – Archer Western Construction, LLC – Southeast Wastewater Treatment Plant Improvement and Expansion (PCU 18-016.00) (UTD26-0198)
File Number NI26-0450
Comm. Dist. 2
Recommendation Receive and File
- N88 FAC26-1053 – Fire Rescue Station No. 19 – CAR No. CM-005 – Ajax Building Company, LLC., – \$3,426.00 – January 7, 2026
File Number NI26-0456
Comm. Dist. All
Recommendation Receive and File
- N89 FAC26-1061 – Fire Rescue Station No. 2 – CAR No. OC-006 – Ajax Building Company, LLC., – \$4,549.29 – January 08, 2026
File Number NI26-0462
Comm. Dist. All
Recommendation Receive and File
- N90 FAC26-1063 – Fire Rescue Station No. 2 - CAR No. CM-004 – Ajax Building Company, LLC., – \$2,048.00 – January 08, 2026
File Number NI26-0461
Comm. Dist. All
Recommendation Receive and File
- N91 FAC26-1062 – Fire Rescue Station No. 2 – CAR No. OC-007 – Ajax Building Company, LLC., – \$511.46 – January 15, 2026
File Number NI26-0463
Comm. Dist. All
Recommendation Receive and File

- N92 FAC25-1261 – Task Order No. FM25-015 – Summit Medical Building 1st and 2nd Floor Renovations – Furr, Wegman & Banks Architects, P.A. \$40,888.00 – January 12, 2026
File Number NI26-0464
Comm. Dist. All
Recommendation Receive and File
- N93 Notice to Proceed – WPGC Campus Update and PSOC Bldg. Concept – Furr, Wegman & Banks Architects, P.A. – December 26, 2025
File Number NI26-0465
Comm. Dist. All
Recommendation Receive and File
- N94 FAC26-1040 – Change Order No. 1 (Final) to Agreement for East Pasco Senior Center Construction - Ryman Construction of Florida, Inc. – (\$52,110.59) January 12, 2026
File Number NI26-0466
Comm. Dist. All
Recommendation Receive and File
- N95 FAC26-1033 – IFB-TPR-25-110 - Building Construction Services Code Enforcement Building Duro-Last Roof – 1st Class Roofing, Inc. – \$63,180.00 – January 15, 2026
File Number NI26-0467
Comm. Dist. All
Recommendation Receive and File
- N96 FAC26-1042 – Task Order FM26-003- GOPASCO Multimodal Transfer Station Zephyrhills – Wharton-Smith – \$35,673.00 – January 15, 2026
File Number NI26-0468
Comm. Dist. All
Recommendation Receive and File
- N97 FAC26-1047 – Allowance Authorization Release (AAR) No. 4 – Fleet Management Department McKendree Road Building Expansion – Bandes Construction Company, Inc. – \$66,292.98 – January 16, 2026
File Number NI26-0469
Comm. Dist. All
Recommendation Receive and File
- N98 Extension Letter to RSQ-ML-19-088 – Applied Sciences Consulting, Inc. – Professional Stormwater Engineering Services
File Number NI26-0510
Comm. Dist. All
Recommendation Receive and File

- N99 Extension Letter to RSQ-ML-19-088 – Inwood Consulting Engineers, Inc. – Professional Stormwater Engineering Services
File Number NI26-0511
Comm. Dist. All
Recommendation Receive and File
- N100 Extension Letter to RSQ-ML-19-088 – AtkinsRealis USA, Inc. – Professional Stormwater Engineering Services
File Number NI26-0512
Comm. Dist. All
Recommendation Receive and File
- N101 Extension Letter to RSQ-ML-19-088 – Coastal Design Consultants, Inc. – Professional Stormwater Engineering Services
File Number NI26-0513
Comm. Dist. All
Recommendation Receive and File
- N102 Extension Letter to RSQ-ML-19-088 – DeLoach Engineering Science, PLLC – Professional Stormwater Engineering Services
File Number NI26-0514
Comm. Dist. All
Recommendation Receive and File
- N103 Extension Letter to RSQ-ML-19-088 – Environmental Consulting & Technology, Inc. – Professional Stormwater Engineering Services
File Number NI26-0515
Comm. Dist. All
Recommendation Receive and File
- N104 Extension Letter to RSQ-ML-19-088 – Geosyntec Consultants, Inc. – Professional Stormwater Engineering Services
File Number NI26-0517
Comm. Dist. All
Recommendation Receive and File
- N105 Extension Letter to RSQ-ML-19-088 – Florida Design Consultants, Inc. – Professional Stormwater Engineering Services
File Number NI26-0516
Comm. Dist. All
Recommendation Receive and File

- N106 Extension Letter to RSQ-ML-19-088 – Jacobs Engineering Group, Inc. – Professional Stormwater Engineering Services
File Number NI26-0518
Comm. Dist. All
Recommendation Receive and File
- N107 Extension Letter to RSQ-ML-19-088 – Land & Water Engineering Sciences, Inc. – Professional Stormwater Engineering Services
File Number NI26-0519
Comm. Dist. All
Recommendation Receive and File
- N108 Extension Letter to RSQ-ML-19-088 – Singhofen & Associates, Inc. – Professional Stormwater Engineering Services
File Number NI26-0520
Comm. Dist. All
Recommendation Receive and File
- N109 Tree Mitigation Fund Expenditure Report – FY26 Q1
File Number NI26-0521
Comm. Dist. All
Recommendation Receive and File
- N110 Research Agreement for Coastal Resilience Study — Mapping and Monitoring Pasco County Shoreline RESTORE Project — University of South Florida Board of Trustees (USF) - \$202,750.00
File Number NI26-0523
Comm. Dist. All
Recommendation Receive and File
- N111 Data License Agreement for Coastal Resilience Study – Climate Central Inc. – Mapping and Monitoring Pasco County Shoreline RESTORE Project
File Number NI26-0524
Comm. Dist. All
Recommendation Receive and File
- N112 Exempt Purchase – Research Agreement for Coastal Resilience Study — Mapping and Monitoring Pasco County Shoreline RESTORE Project — University of South Florida Board of Trustees (USF) – \$202,750.00
File Number NI26-0526
Comm. Dist. All
Recommendation Receive and File

N113 Task Order No. 1-26 – Professional Service Industries, Inc. – Southeast Master Pump Station Force Main – Material Testing (PCU 23-019.00) (UTD26-0124)

File Number NI26-0529

Comm. Dist. 1

Recommendation Receive and File

N114 Extension Letter to RSQ-ML-19-088 – Jones, Edmunds & Associates, Inc. – Professional Stormwater Engineering Services

File Number NI26-0561

Comm. Dist. All

Recommendation Receive and File

N115 Second Amendment to Agreement IFB-RH-21-193 – Ajax Paving Industries of Florida LLC – Annual Concrete Sidewalk Replacement Contract (PWM26-0007)

File Number NI26-0559

Comm. Dist. All

Recommendation Receive and File

N116 Extension Letter to RSQ-ML-19-088 – CDM Smith, Inc. – Professional Stormwater Engineering Services

File Number NI26-0560

Comm. Dist. All

Recommendation Receive and File

Addendum

Commissioners Items - Chairman Mariano

AR117 Moffitt-Speros Economic Development Grant

File Number BCC26-0103

Comm. Dist. All

Recommendation Discussion

Approved Staff's recommendation by roll call vote with the revision on the third whereas clause, the description of the proposed project before proposed project estimated 228 million dollar proposed project, and then after the now therefore be it resolved number one at the end of that sentence including the implementing agreements referenced in paragraph three.

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 3:03 p.m.

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