

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

ANNOTATED AGENDA

MARCH 24, 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 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 10:03 a.m.

Invocation

Pledge of Allegiance

A Chaplain gave the Invocation.

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

Roll Call

Mr. Sample called the roll. All Commissioners were present.

Public Comment

Citizens are given an opportunity to comment on items listed on the Agenda by participating via WebEx during the meeting or attending in person. A WebEx pre-registration process can be found on the Public Comment Options page and must be completed to participate. Citizens may also comment on items listed on the Agenda in person inside the Board Room. The Board will take Public Comment on items on this agenda. It is requested that when you address the Board, that comments are not directed personally against a commissioner or team member, but rather directed at the issues. This provides mutual respect between the board members and the public.

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

Mr. Walter Price, Pasco County Fire Rescue, and Mr. Bruce Bumstead spoke regarding appreciation for the Commissioners' time and focus on public safety in Pasco County; the work done for the funding for Station Four; the presented check; the investments; that it was a need due to the response delay; recognition for those involved; the partnership moving forward; illegal mining operations that were being pursued; that Mr. Bumstead had invited the Commissioners to the site; the upcoming meeting with the Florida Department of Environmental Protection; the frontage of a light industrial park that was planned; the landfills; property that was being mined; the legal rental center; regulations that were being imposed; Bolton Avenue; State Laws; and the contaminated dirt that was being spread.

Discussion was held regarding appreciation for the work done by the Fire EMS team.

Resolutions

Commissioners Items - Commissioner Weightman

- RS1 A Resolution By The Board Of County Commissioners Of Pasco County, Florida, Declaring March 16-20, 2026, As Government Finance Professionals Week In Pasco County
File Number CAO26-5129
Comm. Dist. All
Recommendation Approve

Approved to adopt.

Commissioners Items - Commissioner Yeager

- RS2 A Resolution By The Board Of County Commissioners Of Pasco County, Florida, Congratulating The Sunlake High School Boys Soccer Team For Winning A State Championship
File Number CAO26-5131
Comm. Dist. All
Recommendation Approve

Approved to adopt.

Consent

Approved the Consent Agenda with the exception of Agenda Item C5 which was pulled for discussion and Agenda Items C8, C15, and C18 which were withdrawn.

Constitutional Officers - Clerk - Financial Matters

- C3 Specific Approvals, General Warrants, Payroll Items, and Transfer Authorizations Including Those Previously Approved by the Chairman/Vice-Chairman Since The Last Regular Meeting of the Board of County Commissioners
File Number CO26-0155
Comm. Dist. All
Recommendation Approve

Legislative/Administrative - County Attorney

- C4 Request by Champion Outdoor Real Estate Assets, Inc. to enter into a Billboard Relocation and Construction Agreement pursuant to Section 70.20, Florida Statutes.
File Number CAO26-2702
Comm. Dist. All
Recommendation Approve
- C5 Resolution Providing For A Question To Be Placed On The Ballot Of November 3, 2026, General Election, As Directed By The School Board
File Number CAO26-3503
Comm. Dist. All
Recommendation Approve

Approved Staff's recommendation

Development Services - Planning and Economic Growth

- C6 Reappointment Committee Members – Jobs and Economic Opportunities Committee (JEOC) – No Funding Required
File Number PDE26-0411
Comm. Dist. All
Recommendation Approve
- C7 Appointment – Jobs and Economic Opportunities Committee (JEOC) – Nichole Dube – No Funding Required
File Number PDE26-0412
Comm. Dist. All
Recommendation Approve

Internal Services - Facilities Management

- C8 Task Order No. FM26-002 — Williamson Dacar Associates, Inc. — Sheriff's Armory and Purchasing Warehouse at Land O' Lakes Public Safety Campus — Design & Construction Services — \$470,600.00
File Number FAC26-0049
Comm. Dist. 2
Recommendation Approve

The item was withdrawn.

- C9 Change Order No. 2 to Professional Services Agreement for Hudson Library Renovation - RSQ-KM-20-084 – Design Services – PBK Architects Florida, Inc. (f/k/a Harvard Jolly, Inc.) – \$262,597.00
File Number FAC26-0091
Comm. Dist. 5
Recommendation Approve
- C10 Budget Amendment and Resolution – Recognize Revenue for the Sale of Surplus Property and Provide Funding for Facilities Master Plan Projects – Facilities Management Department – \$1,012,088.00
File Number FAC26-0093
Comm. Dist. All
Recommendation Approve
- C11 Accept Drainage Easement - Jesse W. Fontan - No Funding Required
File Number FAC26-0096
Comm. Dist. 4
Recommendation Approve
- C12 Agreement for Exchange of Real Property – Interlaken Corporate Center, LLC – Interlaken Road – No Funding Required
File Number FAC26-0099
Comm. Dist. 3
Recommendation Approve

Internal Services - Fiscal Services

- C13 Removal of Property from the Property Records Inventory — No Funding Required
File Number FS26-0005
Comm. Dist. All
Recommendation Approve

Internal Services - Office of Management and Budget

- C14 Budget Amendment — Planning, Development & Economic Growth and Animal Services — Cost Allocation Plan Adjustment — \$619,674.00
File Number OMB26-0027
Comm. Dist. All
Recommendation Approve

Public Infrastructure - Public Works

- C15 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

The item was withdrawn.

Public Infrastructure - Solid Waste

- C16 Fourth Amendment to Agreement RFP-RH-22-194 – Phillips Heavy, Inc. (f/k/a Phillips and Jordan, Incorporated) – Disaster Debris Removal Services – No Funding Required
File Number SW26-0255
Comm. Dist. All
Recommendation Approve

Public Infrastructure - Transportation Engineering

- C17 Task Order No. TED26-0053, Budget Amendment, and Budget Resolution – Burgess & Niple, Inc. – Design and Post Design Services for Country Point Boulevard and Meadow Pointe Boulevard Intersection Signalization and Geometric Improvements – \$280,976.00
File Number TED26-0053
Comm. Dist. 2
Recommendation Approve
- C18 Task Order No. TED26-0099, Budget Amendment, and Budget Resolution – AtkinsRéalis USA Inc. – Design and Post Design Services for Schrader Boulevard/Bourbon Street and Little Road Intersection Signalization and Geometric Modifications – \$277,041.68
File Number TED26-0099
Comm. Dist. 4, 5
Recommendation Approve

The item was withdrawn.

- C19 Budget Amendment – Transportation Engineering Department (TED) – Return Funding to Reserves for Construction of a Bicycle/Pedestrian Overpass for the Suncoast Trail at State Road 589 Over State Road 54 – \$5,000,000.00
File Number TED26-0154
Comm. Dist. 3, 4
Recommendation Approve
- C20 Award of Bid No. IFB-KM-26-014 – AJ General Construction Services, Inc. – Denton Avenue New Turn Lane Additions (from Kitten Trail to East Road Intersection) – \$824,110.25
File Number TED26-0155
Comm. Dist. 5
Recommendation Approve
- C21 Award of Bid No. IFB-KM-26-034 – Garcia Civil Contractors LLC – School Road Multi-Use Path from Community Center Road to U.S. Highway 41 – \$278,521.30
File Number TED26-0162
Comm. Dist. 4
Recommendation Approve
- C22 Award of Bid No. IFB-KM-26-006 – Sun Civil LLC – Ridge Road at Suncoast Parkway Interchange Signalization – \$1,557,422.86
File Number TED26-0161
Comm. Dist. 4
Recommendation Approve

Public Infrastructure - Utilities

- C23 Second Amendment to Agreement for Additional Purchase Authority – Schaer Development of Central Florida Inc. – As Needed Miscellaneous Pipeline Construction – \$6,500,000.00
File Number UTD26-0200
Comm. Dist. All
Recommendation Approve
- C24 Award of Bid No. IFB-BW-25-052 – Schaer Development of Central Florida Inc. and U.S. Water Services Corporation – As Needed Pipeline Repairs – Multi-Year Award – \$12,000,000.00
File Number UTD26-0283
Comm. Dist. All
Recommendation Approve

- C25 Budget Amendment – Transfer from Restricted Reserves Fund – Ensure Adequate Funding Throughout Remainder of Fiscal Year 2026 – \$1,139,508.00
File Number UTCIS26-0272
Comm. Dist. All
Recommendation Approve

Public Safety - Fire Rescue

- C26 Correction to Budget Amendment Journal No. 2026 02 2398 and Resolution No. 26-123 – Fiscal Year 2025-2026 Decontamination Equipment Grant Program Award - Florida Department of Financial Services, Division of State Fire Marshal — \$20,167.68 - Local Match — \$6,722.56
File Number FR26-1443
Comm. Dist. All
Recommendation Approve

Public Services - Community Development

- C27 A Resolution Approving The Issuance By The Pasco County Housing Finance Authority Of Its Multifamily Housing Revenue Bonds, In One Or More Series, In The Aggregate Principal Amount Of Not To Exceed \$30,000,000 To Provide Funds To Finance The Acquisition, Construction And Equipping Of A Multifamily Residential Rental Housing Project For The Benefit Of MHP Pasco III, LLC, A Florida Limited Liability Company, Or Its Permitted Successors Or Assigns; And Providing An Effective Date.
File Number CD26-0081
Comm. Dist. 5
Recommendation Approve

Public Services - Parks, Recreation and Natural Resources

- C28 Lease Agreement – Central Pasco & Gulf Railroad, Inc. – Crews Lake Wilderness Park – No Funding Required
File Number PRN26-0025
Comm. Dist. 5
Recommendation Approve

Public Services - Support Services

- C29 First Amendment to the Year 1 Opioid Funding Agreement, Mortgage and Promissory Note – Steps to Recovery, Inc. – Capital Project Funding Request – \$437,000.00
File Number SPS26-0046
Comm. Dist. All
Recommendation Approve

Regular

Development Services - Planning and Economic Growth

- R30 (To Be Heard in the Afternoon with Item P34) Resolution Amending Resolution No. 25-291 Of The Pasco County Board Of County Commissioners Setting The Rate For Contributions To The Tree Mitigation Fund, The Use Of Such Funds, And Delegating Authority To Distribute Such Funds, And Repealer.

File Number PDE26-0005

Comm. Dist. All

Recommendation Approve

Approved Staff's recommendation with the \$10,000.00 cap excluding heritage trees.

Public Infrastructure - Transportation Engineering

- R31 Route Study and Pond Siting Analysis Report – Rangeland Boulevard (formerly Tower Road) from Cattle Gap Trail to Bexley Village Drive – No Funding Required

File Number TED26-0142

Comm. Dist. 3, 4

Recommendation Approve

The motion to approve Staff's recommendation with the preferred alternative failed with Commissioner Weightman, Commissioner Yeager, and Chairman Mariano voting nay.

Approved to continue the item with the information from the Gunn Highway reaching Rangeland and one other neighborhood meeting with Commissioner Oakley and Commissioner Starkey voting nay.

Updates from Chairman - Appointed Boards and Committees

The updates were provided under Miscellaneous Business.

Miscellaneous Business - District One - Commissioner Oakley

- Commissioner Oakley spoke regarding his anniversary celebration.
- He displayed pictures and spoke regarding the loss of Mr. Scott Grant, his story, the meeting they had in Dade City, his appreciation for his friendship, that Mr. Grant and his wife would dress up as Santa Claus and Mrs. Claus during the

holidays, the joy that he brought to Pasco County citizens, requested a moment of silence, and when his services would be.

Miscellaneous Business - District Two - Commissioner Weightman

- Commissioner Weightman spoke regarding the anniversaries for the Oakley's and the Starkey's.
- He spoke regarding the school tours that he had attended, appreciation for the school district, the need for sidewalks and turning lanes in the area, and the Shady Hill traffic challenges.
- He spoke regarding House Bill 399, the projects that would come in, the due process rights for neighboring properties, and the overall importance to review it.

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

Discussion was held regarding the specific standards for compatibility; that some of the standards had already been started; that more objective standards would be needed for future denials; the preemptions; whether neighboring properties would be able to speak against a project; the overreach; and the overall requirements of House Bill 399.

Miscellaneous Business - District Three - Commissioner Starkey

- Commissioner Starkey displayed pictures and spoke regarding the Parks Workshop that she had attended and requested for a future meeting for neighborhood parks, one of Ms. Barbara Wilhite's projects, townhood neighborhoods, that she would not vote for a front-loaded townhome project on S.R. 54, that if they redid the neighborhood parks it could make a difference in the feel of those types of neighborhoods, the requirements in the town where she had just purchased a townhome, that her townhome was two to a building, and public spaces.

Mr. Patrick Dutter, Director of Development Review Services, and Mr. David Goldstein, Chief Assistant County Attorney, spoke during the discussion.

Discussion was held regarding clarification on the number of townhomes; the MPUD negotiations; that the ban was on eight units; that the Board should take a look at it; what other Counties were doing; and that it was an action item from the workshop.

- She spoke regarding fast food drive-thrus in other States, where they are allowed, that there were many mom-and-pop shops, the development pattern, that she had lunch in New Port Richey, her brother in law's second apartment building, that the restaurants in New Port Richey were struggling due to the lack of density, that they were excited to see more people moving in, the location of apartments, and that she would love to see some on US-19.

Mr. David Engel, Director of Planning, Development and Economic Growth, spoke during the discussion.

Discussion was held regarding the apartments, places for density; that they were oversupplied with apartments; the lack of financing for new ones; the housing aspect of the DR funds; the proposed bullet list of apartment performance standards that was sent out; that one-on-ones were scheduled; the criteria set forth; the map that showed where the apartments could be situated in Pasco; and the density bonus incentive for affordable housing.

- She spoke regarding the CDBG-DR money, her position on the Affordable Housing Advisory Committee, the meeting that was being put together with developers and builders, DRI's, inclusionary zoning, that many builders were willing to look into the program, an example of the regulation, that it would be regulated by the title company and the Property Appraiser, that there would be restrictions at time of sale, and that it would help low income families.
- Later in the meeting, she spoke regarding the project she was working on with Commissioner Yeager for raised bed gardens at Pasco Hope and that her brother would help build some.

Miscellaneous Business - District Four - Commissioner Yeager

- Earlier in the meeting, Commissioner Yeager spoke regarding the meeting she had with Mr. Nectarios Pittos, Director of Planning Services, the interactive map, and that it would help to see the full picture regarding developments.
- She displayed pictures and spoke regarding that she went to the Capital with the Early Learning Coalition, the readings they did, and the conversations they had with the legislators on the importance of early learning and the services that were provided.
- She displayed pictures and spoke regarding the pop-up pantry in Hudson, that it was called Winter Paradise, that they would start going there every month, the amount of families that were fed, and that it was a great turnout.

Miscellaneous Business - District Five - Commissioner Mariano

- Chairman Mariano spoke regarding the cleanup over Gulf Highlands and that the team had done a phenomenal job.
- He displayed pictures and spoke regarding the Grow Pasco Event at St. Leo, that there were a lot of great sponsors who helped pay for the cost, and the new businesspeople that were there.
- He displayed pictures and spoke regarding the Chasco Fiesta.

Miscellaneous Business - County Administrator

- Mr. Carballa spoke regarding that he wanted to congratulate the Public Works MSTU team for winning the American Public Works Association's Professional Team of the Year.

Miscellaneous Business - County Attorney

- Mr. Steinsnyder spoke regarding PVAS.

Miscellaneous Business - Clerk and Comptroller

- No items.

Miscellaneous Business - Sheriff

- Absent

THE BOARD RECESSED AT 12:13 P.M. AND RECONVENED AT 1:34 P.M.

Public Hearings

Proposed Ordinances at 1:30 p.m.

- P32 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 20) From COM (Commercial) To RES-24 (Residential-24 du/ga) On Approximately 4.93 Acres Of Real Property Located On Gran Via Blvd Approximately .3 Miles East Of The Intersection Of Caliente Blvd And Land O' Lakes Blvd; And Providing For Additional Text Amendments As Necessary For Internal Consistency; Providing For A Repealer, Severability, And An Effective Date.

File Number PDE26-0006

Comm. Dist. 2

Recommendation Continuance Requested

Approved to continue to the April 21, 2026 Board of County Commissioners meeting at 1:30 p.m. in New Port Richey with Commissioner Oakley absent from the vote.

- P33 Comprehensive Plan Amendment (Consent) – 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 200 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 Approve

Approved Staff's recommendation.

P34 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 Approve

Approved to receive and file documents submitted by Ms. Julia Bartunek.

Approved to receive and file documents submitted by Ms. Christie Zimmer.

Approved to adopt by roll call vote with the noted addition.

P35 An Ordinance Amending Chapter 2, Article V, Division 3, Section 2-225, Of The Pasco County Code Of Ordinances Relating To The Commission On The Status Of Women; Providing For Inclusion In The Pasco County Code of Ordinances, Severability, Conflicts, And An Effective Date.

File Number CA26-5015

Comm. Dist. All

Recommendation Approve

Approved to adopt by roll call vote.

P36 An Ordinance By The Pasco County Board Of County Commissioners Amending Various Sections Of Chapter 2, Article IV, Division 2, Of The Pasco County Code Of Ordinances Relating To Purchasing; Providing For Changes And Additions To Definitions Of Terms; Providing For Changes In Purchasing Limits Including During Emergencies And For Modifications; Adding Purchasing Process For Declared Emergencies; Delegation Of Authority For Contract Renewals; Authorizing Solicitations For Multiple Award Task Order Contracts And Requests For Qualified Quotes; Specifying Notice For Invitations For Negotiation; Providing For Changes To Local Preference; Creating Exemptions For Excluded Infrastructure Projects, Food And Venue Rentals; Providing For Changes To Unauthorized Purchases; Providing For Conflicts Of Interest And Debarment Regarding County Employees Involved In Solicitations And Awards; Providing Changes To Bid Protest Procedure And Amount Of Protest Bond; Providing For Severability; Providing For Inclusion In The Code And Providing For An Effective Date.

File Number PU26-0013

Comm. Dist. All

Recommendation Approve

Approved to adopt by roll call vote with Commissioner Yeager 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 P39, P41, and P42.

P37 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 a date uncertain.

- P38 Zoning Amendment Substantial Modification (Continuance)- Caliente Resorts MPUD – LOL Properties Inc, – Rezoning Request from Master Planned Unit Development MPUD to MPUD Master Planned Unit Development District to Allow for the Development of 96 Condominium Units, and Associated Infrastructure on Approximately 4.93 Acres Located in South Central Pasco County on the Western Side of Caliente Boulevard, Approximately .31 miles Northeast of the Intersection of Caliente Boulevard and Land O'Lakes Boulevard
File Number PDE26-7857
Comm. Dist. 2
Recommendation Continuance Requested

Approved to continue to the April 21, 2026 Board of County Commissioners meeting at 1:30 p.m. in New Port Richey.

- P39 Zoning Amendment (Consent) – Tina Marie and Stephen Farrell/Farrell Project – Change in Zoning from an A-C Agricultural District to an A-R Agricultural-Residential District – Northwest Pasco County – West Side of Nottingham Trail approximately 1,660 Feet from North of the Intersection of Robinhood Road and Nottingham Trail – Containing Approximately Ten (10) Acres
File Number PDE26-7886
Comm. Dist. 5
Recommendation Approve

Approved as part of the Public Hearing Consent Agenda.

- P40 Zoning Amendment (Consent) - 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 Approval with Conditions

Approved Staff's recommendation which included the condition that the applicant agrees to update the binding concept plan to include a five-foot sidewalk from the cul-de-sac on the north end of the property to the west property boundary and that the applicant agrees to a new condition of approval, the sidewalk from the cul-de-sac on the north end of the property to the west property boundary depicted on the binding concept plan, shall be constructed prior to the final building inspection for the first certificate of occupancy stated by Ms. Barbara Wilhite.

- P41 Zoning Amendment (Consent) –Sandy Lakes Development Corporation – Change in Zoning from an MF-1 Multiple-Family Medium Density District, I-1 Light Industrial Park District, and PUD Planned Unit Development District to a I-1 Light Industrial Park District – South Central Pasco County – Located South of Interlaken Road approximately 500 feet West of the Intersection of Gunn Highway and Interlaken Road – Containing Approximately 75 Acres
File Number PDE26-7912
Comm. Dist. 3
Recommendation Approve

Approved as part of the Public Hearing Consent Agenda.

- P42 Zoning Amendment (Consent) – CA Properties Inc – Change in Zoning from a C-2 General Commercial District and R-MH Mobile Home District to a C-2 General Commercial District – Central Pasco County – Northeast Corner of the Intersection of Land O Lakes Boulevard and Wisteria Loop – Containing Approximately 3.68 Acres
File Number PDE26-7923
Comm. Dist. 2
Recommendation Approve

Approved as part of the Public Hearing Consent Agenda.

Noted Items

Agenda Items N43 through N85 were noted.

Agendas and Minutes

- N43 Library System Advisory Board - Library Cooperative Board Meeting Minutes — January 13, 2026
File Number NI26-0593
Comm. Dist. All
Recommendation Receive and File

Miscellaneous

- N44 FAC26-1059 – Change Order No. 4 – Starkey Ranch District Park, Phase 2B-2G – \$(12,092.08) – February 2, 2026
File Number NI26-0483
Comm. Dist. All
Recommendation Receive and File
- N45 FAC26-1079 – Fire Rescue Station No. 2 – CAR No. OC-008 – Ajax Building Company, LLC., – \$2,860.00 – February 12, 2026
File Number NI26-0485
Comm. Dist. All
Recommendation Receive and File
- N46 FAC26-1074 – Fire Rescue Station No. 1 – CAR No. OC-004 – Ajax Building Company, LLC., – \$2,900.00 – February 12, 2026
File Number NI26-0486
Comm. Dist. All
Recommendation Receive and File
- N47 Notice to Proceed – Sound Barrier Wall for the Wesley Chapel Wastewater Treatment Plant – Coastal Design Consultants, Inc.,– Task Order FM25-021 – Contract 6941 – January 26, 2026
File Number NI26-0484
Comm. Dist. All
Recommendation Receive and File
- N48 FAC26-1037 - Jail Expansion Construction - Budget Transfer BT0600 - Moss & Associates, LLC - Painting - \$15,207.07 - October 31, 2025
File Number NI26-0476
Comm. Dist. All
Recommendation Receive and File
- N49 FAC26-1038 - Jail Expansion Construction - Budget Transfer BT0612 - Moss & Associates, LLC - Re-Painting Doors and Frames - \$5,242.34 - October 31, 2025
File Number NI26-0477
Comm. Dist. All
Recommendation Receive and File
- N50 FAC26-1041 - Jail Expansion Construction - Moss & Associates, LLC - Construction Change Directive CCD072 - Electrical - \$5,000.34 - November 6, 2025
File Number NI26-0478
Comm. Dist. All
Recommendation Receive and File

- N51 FAC26-1049 - Jail Expansion Construction - Moss & Associates, LLC - Budget Transfer BT0534 - Sitework, Concrete - \$299,125.92 - December 11, 2025
File Number NI26-0479
Comm. Dist. All
Recommendation Receive and File
- N52 FAC26-1050 - Jail Expansion Construction - Moss & Associates, LLC - Budget Transfer BT0603 - General Conditions Reimbursement - December 11, 2025
File Number NI26-0480
Comm. Dist. All
Recommendation Receive and File
- N53 FAC26-1054 - Jail Expansion Construction - Moss & Associates, LLC - Construction Change Directive CCD073 - Electrical - \$200,000.00 - December 11, 2025
File Number NI26-0481
Comm. Dist. All
Recommendation Receive and File
- N54 Grant Agreement Year 2 Round 2 Award – The State of Florida Department of Management Services – No Funding Required
File Number NI26-0525
Comm. Dist. All
Recommendation Receive and File
- N55 Receive the Right-of-Way (ROW) Performance Guarantee Surety Bond No. 30224269 – Pulte Home Company, LLC (Developer) – Vida’s Way Traffic Signal - Overpass Road and Watergrass Parkway Signalization (Installation of Signal at the Intersection of Overpass Road & Watergrass Boulevard) Permit No. ROW-2023-00777 (PDE25-0239)
File Number NI26-0534
Comm. Dist. 1
Recommendation Receive and File
- N56 Release of the Right-of-Way (ROW) Performance Guarantee Irrevocable Letter of Credit No. S-4580 and Accept ROW Maintenance Guarantee Cash Bond That Was Deposited Into Account No. 2102-43510-342500-342502 – Harrod Properties, Inc (Developer) – North Pasco Corporate Center, Right of Way Improvements (Construct Westbound Left Turn Lane Into Site), Permit No. ROW-2022-00316 (PDE25-0289)
File Number NI26-0535
Comm. Dist. 5
Recommendation Receive and File

- N57 Release of the Right-of-Way (ROW) Performance Guarantee Surety Bond No. 9417510 and Accept ROW Maintenance Guarantee Surety Bond No. 9466965 and Associated Rider – Haven at US 41, LLC (Developer) – Causeway Apartments Right of Way Improvements (Widening Roaches Run), Permit No. ROW-2021-00885 (PDE25-0312)
File Number NI26-0536
Comm. Dist. 4
Recommendation Receive and File
- N58 Receive the Right-of-Way (ROW) Performance Guarantee Surety Bond No. 72722334 – Lawrence DeBlasi (Developer) – DeBlasi Minor Rural Subdivision Right of Way improvements, Permit No. ROW-2023-00924 (PDE25-0490)
File Number NI26-0537
Comm. Dist. 5
Recommendation Receive and File
- N59 Release of Performance Guarantee Surety Bond No. 3302390 and Its Associated Rider (Roadway) and Bond No. 3302391 (Landscaping) – Wesley Chapel Owner, LLC (Developer) – Old Pasco Road Townhomes (PDE26-0219)
File Number NI26-0537
Comm. Dist. 2
Recommendation Receive and File
- N60 Release of Performance Guarantee Surety Bond (Landscaping) No. 1163732 – Pasco Development Land 218, LLC (Developer) – Connerton Village Two Parcel 218 Phases 1C, 2B and 3 (PDE26-0221)
File Number NI26-0539
Comm. Dist. 1
Recommendation Receive and File
- N61 NTP – Task Order FM26-005 – Fire Station 24 Engine Bay Reconstruction – Williamson Design Associates – February 18, 2026
File Number NI26-0487
Comm. Dist. All
Recommendation Receive and File
- N62 FAC26-1080 – Fire Rescue Station No. 19 – CAR No. OC-008 – Ajax Building Company, LLC., – \$1,929.00 – February 24, 2026
File Number NI26-0488
Comm. Dist. All
Recommendation Receive and File

- N63 FAC26-1046 – Change Order No. 1 to Task Order FM26-005 – WPGC Renovation of Second Floor Commons Area – Bandes Construction Company, Inc. – February 10, 2026
File Number NI26-0489
Comm. Dist. All
Recommendation Receive and File
- N64 Recording of Plat with Performance Guarantees – New Port Corners Phase 1B-2 Active Adult – CAL-Hearthstone Lot Option Pool 03, LP – Abutting Osteen Road to the West, Approximately 0.40 Miles South of Massachusetts Avenue (PDE25-0367)
File Number NI26-0517
Comm. Dist. 4
Recommendation Receive and File
- N65 Alternative Standard - Deerbrook Estates PDP - Tampa Civil Design, LLC - Alternative Standard from the Land Development Code (LDC) Section 805.6 Wetland Buffers - Located in West Central Pasco County, South of Roaches Run, Approximately 0.34 Miles West of US 41.
File Number NI26-0592
Comm. Dist. 4
Recommendation Receive and File
- N66 Alternative Standard - 7423 SR 54 Retail - Twelfth West Coast AP 6 - An Alternative Standard from the Land Development Code (LDC) Section 907.1.E Parking Facilities Required - Located in Southwest Pasco County on the Northeast Corner of the Intersection of State Road 54 and Rowan Road.
File Number NI26-0589
Comm. Dist. 4
Recommendation Receive and File
- N67 SPS25-0011 – Agreement – The Hope Shot – Opioid Treatment, Prevention and Recovery Funding Program – \$668,325.00
File Number NI26-0583
Comm. Dist. All
Recommendation Receive and File
- N68 Recording of Plat with Performance Guarantees – New Port Corners Phase 1B-5 Active Adult – CAL Hearthstone Lot Option Pool 03, LP – West Pasco County Located West of Little Road Approximately 0.50 Miles South of Massachusetts Avenue (PDE25-0473)
File Number NI26-0518
Comm. Dist. 4
Recommendation Receive and File

- N69 Fire Station No. 17 - Blackwater Construction Services LLC Agreement including Addendum No 1 with Exhibits I-XIII; Atlantic Specialty Insurance Tender & Release Agreement; Public Construction and Payment Bonds No. GM236852, \$3,950,548.00.
File Number NI26-0607
Comm. Dist.
Recommendation Receive and File
- N70 Alternative Standards - High Ridge Center Retail and Flex-Space Lot 2 - Dennis and Carol Mitchell - Alternative Standard Requests From the Land Development Code (LDC) Sections 905.2.D.5, Site Perimeter Landscape Buffering and Screening (Approved); 905.2.D.3.b.5, Shade Tree Requirements for Vehicular Use Areas (VUA) (Approved); 905.2.D.3.b.2, Terminal and Interior VUA Island Width (Denied); and 907.1.E.1 Parking Facilities Required (Approved) - Located in West Central Pasco, Abutting the South Side of Ridge Road, Approximately 250 Feet East of Galen Wilson Boulevard.
File Number NI26-0610
Comm. Dist. 4
Recommendation Receive and File
- N71 Alternative Standard - Little Road Self-Storage - Third Lake Development, LLC - Alternative Standards from the Land Development Code (LDC) Sections 905.2.D.3.b(5)(a), Vehicular Use Area (VUA) Island Planting; 905.2.D.3.b(5)(b), VUA Island Trees; 905.2.D.3.c(3) - VUA Landscape; and 1102.4.H.1.b, Building Perimeter Landscaping - Located in West Central Pasco on the South Side of Ridge Road, Approximately 1,400 Feet East of the Little Road Intersection.
File Number NI26-0617
Comm. Dist. 4
Recommendation Receive and File
- N72 SPS26-0010 – Year 3 Opioid Funding Agreement – Ace Opportunities, Inc. – Opioid Treatment, Prevention and Recovery Funding Program – \$53,000.00
File Number NI26-0619
Comm. Dist. All
Recommendation Receive and File
- N73 SPS26-0013 – Year 3 Opioid Funding Agreement – Florida Recovery Schools, Inc. – Opioid Treatment, Prevention and Recovery Funding Program – \$150,000.00
File Number NI26-0620
Comm. Dist. All
Recommendation Receive and File

- N74 SPS26-0014 – Year 3 Opioid Funding Agreement – Warrior Wellness Program, Inc. – Opioid Treatment, Prevention and Recovery Funding Program – \$200,000.00
File Number NI26-0621
Comm. Dist. All
Recommendation Receive and File
- N75 SPS26-0016 – Year 3 Opioid Funding Agreement – One Community Now, Inc. – Opioid Treatment, Prevention and Recovery Funding Program – \$150,000.00
File Number NI26-0622
Comm. Dist. All
Recommendation Receive and File
- N76 SPS26-0026 – Year 3 Opioid Funding Agreement – The Hope Shot, Inc. – Opioid Treatment, Prevention and Recovery Funding Program – \$300,000.00
File Number NI26-0623
Comm. Dist. All
Recommendation Receive and File
- N77 SPS26-0028 – Year 3 Opioid Funding Agreement – Alliance for Healthy Communities, Inc. – Opioid Treatment, Prevention and Recovery Funding Program – \$358,075.50
File Number NI26-0624
Comm. Dist. All
Recommendation Receive and File
- N78 SPS26-0030 – Year 3 Opioid Funding Agreement – Van Gogh's Palette, Inc., d/b/a Vincent House – Opioid Treatment, Prevention and Recovery Funding Program – \$100,000.00
File Number NI26-0625
Comm. Dist. All
Recommendation Receive and File
- N79 SPS26-0037 – Year 3 Opioid Funding Agreement – BayCare Behavioral Health, Inc. – Opioid Treatment, Prevention and Recovery Funding Program – \$697,896.00
File Number NI26-0626
Comm. Dist. All
Recommendation Receive and File

- N80 SPS26-0039 – Year 3 Opioid Funding Agreement – Premier Community HealthCare, Inc. – Opioid Treatment, Prevention and Recovery Funding Program – \$336,335.50
File Number NI26-0627
Comm. Dist. All
Recommendation Receive and File
- N81 Final Agreement for RSQ-TPR-25-063 with Kimley-Horn and Associates, Inc. for General Planning Consultant Services
File Number NI26-0629
Comm. Dist. All
Recommendation Receive and File
- N82 Final Agreement for RSQ-TPR-25-063 – WSP USA Inc. – General Planning Consultant Services
File Number NI26-0630
Comm. Dist. All
Recommendation Receive and File
- N83 Final Agreement for RSQ-TPR-25-063 with Alfred Benesch & Company for General Planning Consultant Services.
File Number NI26-0631
Comm. Dist. All
Recommendation Receive and File
- N84 Report of Surplus Declaration — Nine (9) Carefusion Revel Ventilators
File Number NI26-1378
Comm. Dist. All
Recommendation Receive and File
- N85 Report of Surplus Declaration - 83 Glidescope Video Laryngoscopy Systems
File Number NI26-1379
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 5:36 p.m.

Prepared by: Nevaeh Wilkes, Records Clerk I, Board Records Division