

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

ANNOTATED AGENDA

JUNE 16, 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 - **Absent**
Honorable Kathryn Starkey, District 3

Clerk & Comptroller Honorable Nikki Alvarez-Sowles, Esq.

County Administrator Mike Carballa, P.E.

County Attorney Jeffrey N. Steinsnyder, Esq.

Call To Order

Chairman Mariano called the meeting to order at 10:01 a.m.

Invocation

Pledge of Allegiance

A Chaplain gave the Invocation.

Ms. Alvarez-Sowles led the Pledge of Allegiance to the Flag.

Roll Call

Ms. Alvarez-Sowles called the roll. All Commissioners were present with the exception of Commissioner Oakley who was absent.

Public Comment

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

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

Ms. Lola Meyer, Mr. Leonard Lord, Mr. John Labriola, Mayor John Eric Hoover, Vice Mayor Chris Maher, Pastor Troy Pederson, Mr. Allen Rose, Ms. Cindy Skarda, Mr. David Miltenberger, Mr. Brian Wallington, Mr. Nick Morendo, Mr. James Stall, Ms. Jan Johnson, Ms. Elizabeth Skelly, and Ms. Whitney England spoke regarding the wooded areas and the animals; the developments; the Board's purpose; the budgets and costs; the Faith and Family Resolution; a Bill in Tallahassee; other County Commissions; a library book display; a National Day of Prayer; a backpack giveaway; the spillways and wetlands; the lack of maintenance on the spillways; the retention ponds and blockages; the Data Center Moratorium; water shortages; community communications and emergency operations; the infrastructure for Hudson Avenue; the separation between church and state; and Duke Energy and the blackouts.

The Board directed Staff to speak with Mr. Allen and Mr. Wallington.

Approved to receive and file documents submitted by Mr. Allen Rose.

Resolutions

Commissioners Items - Commissioner Yeager

- RS1 A Resolution By The Board Of County Commissioners Of Pasco County, Florida, Recognizing And Commending Pasco County Elementary Students Receiving First Place For Their Respective Grade Levels In The 17th Annual Water Awareness Poster Contest
File Number CAO26-5158
Comm. Dist. All
Recommendation Approve

Approved to adopt.

Commissioners Items - Chairman Mariano

- RS2 (10:15 A.M Time Certain) A Resolution By The Board Of County Commissioners Of Pasco County, Florida, Recognizing Dr. Kiran Musunuru For Being Chosen As A Member Of The TIME100
File Number CAO26-5162
Comm. Dist. All
Recommendation Approve

Approved to adopt.

- RS3 (10:30 A.M. Time Certain) A Resolution By The Board Of County Commissioners Of Pasco County, Florida, Commending Jeffrey N. Steinsnyder, Pasco County Attorney, For Eighteen Years Of Dedicated Service To The Pasco County Board Of County Commissioners
File Number CAO26-5164
Comm. Dist. All
Recommendation Approve

Approved to adopt.

Consent

Approved the Consent Agenda with the exception of Agenda Items C4, C31, C33, and C41 which were pulled for discussion or revision.

District Five - Chairman Mariano

- C4 A Resolution By The Board Of County Commissioners Of Pasco County, Florida, Declaring June 2026 As Faith And Family Month In Pasco County
File Number CAO26-5161
Comm. Dist. All
Recommendation Approve

Approved to adopt.

Constitutional Officers - Clerk - Financial Matters

- 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 CO26-0182
Comm. Dist. All
Recommendation Approve

Constitutional Officers - Clerk - Minutes Approval

- C6 Board of County Commissioners Regular Meeting/Rezoning October 21, 2025 – 10 A.M.
File Number CO26-0178
Comm. Dist. All
Recommendation Approve
- C7 Board of County Commissioners Regular Meeting/Rezoning November 12, 2025 – 10 A.M.
File Number CO26-0179
Comm. Dist. All
Recommendation Approve
- C8 Board of County Commissioners Regular Meeting/Rezoning December 9, 2025 – 10 A.M.
File Number CO26-0180
Comm. Dist. All
Recommendation Approve
- C9 Board of County Commissioners Regular Meeting/Rezoning March 10, 2026 – 10 A.M.
File Number CO26-0181
Comm. Dist. All
Recommendation Approve

Development Services - Planning and Economic Growth

- C10 State Financial Assistance Agreement Amendment– State of Florida, Department of Transportation – Infrastructure Funding – \$14,130,133.00
File Number PDE26-0799
Comm. Dist. 4
Recommendation Approve
- C11 Amended and Restated Reimbursement Agreement for State of Florida Infrastructure Funding – Len-Angeline, LLC – Scope of Work and State Reporting – \$17,130,133.00
File Number PDE26-0800
Comm. Dist. 4
Recommendation Approve
- C12 Second Amendment to the Villages of Pasadena Hills Global Funding and Escrow Agreement
File Number PDE26-0810
Comm. Dist. 1
Recommendation Approve

Legislative/Administrative - County Attorney

- C13 Litigation Status Report
File Number CAO26-2013
Comm. Dist. All
Recommendation Approve

Development Services

- C14 Budget Amendment — Pasco County Metropolitan Planning Organization - Recognize Revenue for Consolidated Planning Grant (CPG) FY 2027 - FY 2028 Agreement Grant G26M00 — \$2,257,398.00
File Number MPO26-0144
Comm. Dist. All
Recommendation Approve

Development Services - Code Compliance

- C15 Property Maintenance Clearing of Lots - Pasco County Code of Ordinance (Section 42-1) - Lien Resolutions - No Funding Required
File Number CC26-0009
Comm. Dist. 5
Recommendation Approve

C16 Property Maintenance Securing of Pools - Pasco County of Ordinance (Section 42-1) - Lien Resolutions - No Funding Required
File Number CC26-0010
Comm. Dist. 5
Recommendation Approve

Development Services - Planning and Economic Growth

C17 Second Amendment to Amended and Restated Cooperative Economic Development Agreement – M&M Route 54 West LLC – Termination of Future Agreement Obligations and Mobility Fee Reconciliation – No Funding Required
File Number PDE26-0571
Comm. Dist. 3
Recommendation Approve

Internal Services - Facilities Management

C18 Budget Amendment and Resolution - Amendment No. 4 to Construction Management at Risk Agreement RFP-KM-20-032 for Jail Expansion - Moss & Associates, LLC - Increase the Guaranteed Maximum Price and the Project Budget, and Add 85 Calendar Days to Contract Time - \$8,566,857.00
File Number FAC26-0109
Comm. Dist. 2
Recommendation Approve

C19 Amendment No. 1 to Task Order No. FM26-003 (Guaranteed Maximum Price) – Wharton-Smith, Inc. – Go Pasco Multimodal Transfer Station, Zephyrhills – \$3,814,176.00
File Number FAC26-0110
Comm. Dist. 1
Recommendation Approve

C20 Agreement for Sale and Purchase of Property – SR 40, LLC – Amazon Drive, New Port Richey – \$62,000.00
File Number FAC26-0123
Comm. Dist. 3
Recommendation Approve

C21 Accept Deed and Adopt Resolution Cancelling Taxes – Epperson Town Center Master Association, Inc. – Epperson Ranch Town Center Tract R-1 – Curley Road, Wesley Chapel – No Funding Required
File Number FAC26-0130
Comm. Dist. 1
Recommendation Approve

Internal Services - Information Technology

- C22 Purchase Authority and Delegation of Authority - Various Vendors - FY 2026 for Computer Purchases and Funding
File Number IT26-0030
Comm. Dist. All
Recommendation Approve

Internal Services - Office of Management and Budget

- C23 Budget Amendment - Funding for House Bill 1-D - Pasco County Supervisor of Elections - Mailing of New Voter ID Cards for Congressional Redistricting - \$120,000.00
File Number OMB26-0058
Comm. Dist. All
Recommendation Approve

Public Infrastructure - Fiscal and Business Administration

- C24 Exempt Purchase – Badger Meter, Inc. – Badger Meter Utility Products – \$9,146,855.00
File Number PIFBA26-0058
Comm. Dist. All
Recommendation Approve

Public Infrastructure - Public Works

- C25 First Amendment to Solicitation No. IFB-KM-24-015 – Cardinal Landscaping Services of Tampa, Inc. – As Needed Landscape Maintenance Services – \$1,000,000.00
File Number PW26-0013
Comm. Dist. All
Recommendation Approve
- C26 Amendment 1 to Standard Grant Agreement No. LPA0361 – Florida Department of Environmental Protection – Extend Grant and Schedules Green Key Neighborhood Drainage Improvements (LPA0361) (SW-1088) – \$2,000,000.00 (Grant Funding)
File Number PW26-0053
Comm. Dist. 5
Recommendation Approve

- C27 Additional Purchasing Authority and First Amendment to Agreement for Solicitation No. IFB-KM-24-007 – Megascapes Landscape and Maintenance, Inc – As Needed Landscape Beautification and Maintenance Services – \$300,000.00
File Number PW26-0054
Comm. Dist. All
Recommendation Approve
- C28 Additional Purchasing Authority and Third Amendment to Agreement IFB-RH-21-193 – Ajax Paving Industries of Florida LLC – Annual Concrete Sidewalk Replacement Contract – \$1,900,000.00
File Number PW26-0056
Comm. Dist. All
Recommendation Approve
- C29 Additional Purchasing Authority IFB-CA-25-069 – J and V Fence LLC d/b/a Big Jerry’s Fencing of Tampa – As Needed Furnishing, Installation, Repair and Replacement of Fencing Systems – \$300,000.00
File Number PW26-0059
Comm. Dist. All
Recommendation Approve

Public Infrastructure - Solid Waste

- C30 Public Construction and Payment Bond with Surety Rider – Reworld Pasco, LLC f/k/a Reworld Pasco, Inc. f/k/a Covanta Pasco, Inc. – Pasco County Waste-to-Energy (WTE) Expansion – No Funding Required
File Number SW26-0306
Comm. Dist. All
Recommendation Approve

Public Infrastructure - Transportation Engineering

- C31 Task Order No. TED26-0028 – WSP USA Inc. – Design and Post Design Services for Zimmerman Road Sidewalk from Ranch Road to State Road 52 – \$184,975.67
File Number TED26-0028
Comm. Dist. 5
Recommendation Approve

Approved Staff’s recommendation.

- C32 Aerial Easement and Temporary Construction Easement – CSX Transportation, Inc. – Ridge Road Extension, from Sunlake Boulevard to U.S. Highway 41 – \$25,451.00
 File Number TED26-0214
 Comm. Dist. 4
 Recommendation Approve
- C33 Award of Bid No. IFB-BW-26-041 – Sun Civil LLC – Collier Parkway (Plantation Palms Boulevard and Collier Parkway) Traffic Signal – \$1,057,285.03
 File Number TED26-0272
 Comm. Dist. 4
 Recommendation Approve

Approved Staff's recommendation.

- C34 Resolution to Modify the Speed Limit – Blanton Road – Speed Limit Modification – \$1,000.00
 File Number TED26-0279
 Comm. Dist. 1
 Recommendation Approve
- C35 Unauthorized Purchase Request (UPR), Budget Amendment, and Budget Resolution – Traffic Control Products of Florida, Inc. – Oakwood Preserve Drive/Wiregrass School Road and Mansfield Boulevard Signalized Intersection Improvements – \$66,037.00
 File Number TED26-0283
 Comm. Dist. 2
 Recommendation Approve
- C36 Resolution for Delegation of Authority to County Administrator and Designees – Standard Florida Department of Transportation (FDOT) Construction Agreements – No Funding Required
 File Number TED26-0302
 Comm. Dist. All
 Recommendation Approve

Public Infrastructure - Utilities

- C37 Task Order No. 1-26 – Freese and Nichols, Inc. – Southeast Wastewater Treatment Plant Reclaimed Water Ground Storage Tank and Main Upsizing (PCU 26-005.00) – \$499,830.00
 File Number UTD26-0081
 Comm. Dist. 5
 Recommendation Approve

Public Safety - Corrections

- C38 Off-Site Inmate Housing – Fourth Amendment to Interlocal Agreement – Hernando County Sheriff's Office and Additional Purchasing Authority – Hernando County Sheriff's Office and Seminole County Sheriff's Office – \$1,067,200.00
File Number COR26-0013
Comm. Dist. All
Recommendation Approve

Public Services - Community Services

- C39 SHINE Partnership Agreement – Area Agency on Aging of Pasco-Pinellas, Inc. – To Provide Medicare Counselors for Citizens of Pasco County and Counseling Sites – No Funding Required
File Number HS26-0019
Comm. Dist. All
Recommendation Approve
- C40 Budget Amendment and Resolution – Project Round-Up – Community Services Department, Human Services Division – Increase in Funding – \$17,500.00
File Number HS26-0020
Comm. Dist. All
Recommendation Approve

Public Services – Libraries

- C41 Budget Amendment and Resolution — Pasco County Library System — Recognize Budget from a Citizen Donation — \$10,000.00
File Number LI26-0013
Comm. Dist. All
Recommendation Approve

Approved Staff's recommendation.

Public Services - Parks, Recreation and Natural Resources

- C42 Accept the Performance Guarantee Surety Bond – EPG Two Rivers QOZP, LLC – Surety Bond No. F361940 – Lodge Grass Boulevard North - No Funding Required
File Number PRN26-0060
Comm. Dist. 1
Recommendation Approve

C43 Budget Amendment – Parks, Recreation, and Nature Resources Department – Site Security Residence at Crockett Lake Preserve Project – \$145,000.00

File Number PRN26-0099

Comm. Dist. 4

Recommendation Approve

Public Services - Public Transportation

C44 Public Transportation Grant Agreement, Budget Amendment and Resolution – Federal Transit Administration – Section 5339: Rural Bus and Bus Facilities; CFDA No. 20.526 – \$129,995.00 (FDOT); No Local Funding Required, Grant Contract No. G3Q02

File Number PT26-0022

Comm. Dist. All

Recommendation Approve

C45 Budget Amendment and Resolution – Federal Transit Administration (FTA) – FY 2023-2024 Section 5307 Formula Grant Award – \$14,068,948.00 (FTA); \$940,000 (County)

File Number PT26-0023

Comm. Dist. All

Recommendation Approve

Regular

Public Infrastructure - Utilities

R46 Potable Water, Wastewater, and Reclaimed Water Master Plans 2025-2045 Presentation

File Number UTD26-0671

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

- Absent.

Miscellaneous Business - District Two - Commissioner Weightman

- Commissioner Weightman spoke regarding the DR funds, the green and park space, affordable housing, and the Live Local component and an internal policy.
- He spoke regarding the Central Pasco Employment Village, the land and its uses; evolving the jobs components; a balanced residential component formula; and the projects on Ehren Cutoff and SR 52.
- He spoke regarding the landscaping and water usage, the uncertainty of reclaimed water, the Ordinances, and a drip irrigation system.

Discussion was held regarding the Village and the job opportunities; the expansion of Bellamy Brothers Boulevard; the infrastructure issues; the traffic; a residential component within the project; the watering requirements, and the drip irrigation.

Miscellaneous Business - District Three - Commissioner Starkey

- Commissioner Starkey spoke regarding the Tri-County Workshop and the attendees.
- She spoke regarding the two Resolutions at NACo, requesting support, taking care of local residents first, the definition of local, the vouchers, and the housing market.
- She spoke regarding the landscaping on Little Road, the Tree Mitigation Trust Fund, and the installation of a project sign.
- She spoke regarding receiving an email containing Ebola updates.

Miscellaneous Business - District Four - Commissioner Yeager

- Commissioner Yeager displayed pictures and spoke regarding Habitat for Humanity and the volunteered hours.
- She spoke regarding Fire Rescue, the number of calls taken, and the Motor Vehicle Accident numbers.
- She displayed pictures and spoke regarding an E-Bike and a structure fire within a home.

- She displayed pictures and spoke regarding the Corrections Honor Guard presenting at a Tampa Bay Rays baseball game.
- She spoke regarding the Sheriff's Office, the service calls, the traffic stops, the welfare checks, a missing person investigation, and the 911 workers.
- She spoke regarding a small business initiative called Work Local.

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

Discussion was held regarding the local small business community; the number of people that are hired; a business survey that was conducted; the capital load; the individuals recognized from starting small businesses; the wages; the need for leasable spaces; a property on Bellamy Brothers Boulevard; an incentive packet to be presented; access to commercial capital; and seeking the Board's direction.

Miscellaneous Business - District Five - Chairman Mariano

- Chairman Mariano spoke regarding the Tri-County Workshop and a veteran that had received help from Rebuilding Together.

Discussion was held regarding the improvements for Ehren Cutoff and SR 52.

Miscellaneous Business - County Administrator

- Mr. Carballa spoke regarding the upcoming budget workshop, the attendees, and the topics that will be discussed.
- He spoke regarding the Budget Office and the Triple Crown Certificate of Achievement Award.
- He spoke regarding the Fleet Management Department ranking and it being one of the top fleets in the country.

Miscellaneous Business - County Attorney

- Mr. Steinsnyder spoke regarding the Florida Association of County Attorneys, the property tax amendment discussion, the Florida League of Cities, and a election hearing communication.

Miscellaneous Business - Clerk and Comptroller

- No items.

Miscellaneous Business – Sheriff

- Absent.

THE BOARD RECESSED AT 12:04 P.M. AND RECONVENED AT 1:33 P.M.

THE BOARD RECESSED AT 3:28 P.M. AND RECONVENED AT 3:38 P.M.

Public Hearings

Proposed Ordinances at 1:30 p.m.

P47 An Ordinance By The Pasco County Board Of County Commissioners Amending The Pasco County Land Development Code; Section 304 Public Notice Requirements; Section 402.3 Conditional Uses; Section 407.2 Zoning Variances; Section 407.4 Alternative Relief; Section 407.5 Alternative Standards; Section 503 A-C Agricultural District; Section 504 AC-1 Agricultural District; Section 505 A-R Agricultural-Residential District; Section 506 AR-1 Agricultural-Residential District; Section 507 AR-5 Agricultural-Residential District; Section 508 AR-5MH Agricultural Mobile Home District; Section 509 E-R Estate-Residential District; Section 510 ER-2 Estate-Residential District; Section 511 R-MH Mobile Home District; Section 512 R-1MH Single-Family/Mobile Home District; Section 513 R-2MH Rural Density Mobile Home District; Section 514 R-1 Rural Density Residential District; Section 515 R-2 Low Density Residential District; Section 516 R-3 Medium Density Residential District; Section 517 R-4 High Density Residential District; Section 518 MF-1 Multiple-Family Medium Density District; Section 519 MF-2 Multiple-Family High Density District; Section 520 MF-3 Multiple-Family High Density District; Creating Section 408 Reasonable Accommodations; Section 530.26 Standards For Community Residential Homes (Large); 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 PDE26-0025

Comm. Dist. All

Recommendation Continuanace Requested

Approved to continue to the August 11, 2026 Board of County Commissioners meeting at 1:30 p.m. in Dade City.

P48 An Ordinance by the Pasco County Board of County Commissioners Establishing a Temporary Moratorium on the Submission and Acceptance of Applications for Building Permits, Site Plans, Development Orders, Development Agreements, Special Exception Uses, Conditional Uses, Rezonings, and Comprehensive Plan Amendments Related to Data Centers, Large-Scale Data Centers and Other Large Load Customers Within Unincorporated Pasco County; Providing for Authority; Legislative Findings of Fact; Temporary Moratorium Imposed; Duration of Temporary Moratorium; Severability; and an Effective Date.
File Number PDE26-0777
Comm. Dist. All
Recommendation No Action Required

COMMISSIONER WEIGHTMAN MOVED approval to receive and file documents submitted by Ms. Doris Carroll; **COMMISSIONER STARKEY SECONDED.**

Chairman Mariano called on the motion; the vote was unanimous, and the motion carried.

COMMISSIONER WEIGHTMAN MOVED approval to receive and file documents submitted by Mr. James Shirk; **COMMISSIONER YEAGER SECONDED.**

Chairman Mariano called on the motion; the vote was unanimous, and the motion carried.

COMMISSIONER STARKEY MOVED approval to receive and file documents submitted by Mr. David Miltenberger; **COMMISSIONER WEIGHTMAN SECONDED.**

Chairman Mariano called on the motion; the vote was unanimous, and the motion carried.

No action required as this was the first Public Hearing. The Adoption Hearing was scheduled for the July 14, 2026 Board of County Commissioners meeting at 1:30 p.m. meeting in Dade City.

P49 An Ordinance By The Board Of County Commissioners Of Pasco County, Florida, Providing For The Amendment Of Chapter 18, Article IX Foreclosure Registry/Real Property Registration System, Sections 18-152 Definitions And 18-154 Maintenance Requirements, Pasco County Code Of Ordinances; Providing For Modification; Repealer; Severability; Inclusion Into The Pasco County Code Of Ordinances; And An Effective Date.
File Number CC26-0006
Comm. Dist. All
Recommendation Approve

Approved to adopt by a roll call vote.

P50 An Ordinance By The Board of County Commissioners Of Pasco County, Florida, Providing For The Amendment Of Chapter 94, Article IV, Pasco County Local Provider Participation Fund; Providing For Modification; Repealer; Severability; Inclusion Into The Pasco County Code Of Ordinances; And An Effective Date.
File Number SPS26-0055
Comm. Dist. All
Recommendation Approve

Approved to adopt by a roll call vote.

P51 An Ordinance By The Pasco County Board Of County Commissioners Amending The Pasco County Land Development Code; Section 1104 Flood Damage Prevention; 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 PDE26-0475
Comm. Dist. All
Recommendation Approve

Approved to adopt by a roll call vote.

P52 An Ordinance By The Pasco County Board Of County Commissioners Amending The Pasco County Code Of Ordinances Chapter 18, Buildings And Building Regulations, Article VI, Section 18-122 Florida Building Code, Local Administrative Amendments, Local Technical Amendments, Flood Damage Prevention Standards; And Other Sections, As Necessary, For Internal Consistency; Providing For Applicability; Repealer; Providing For Severability; Inclusion Into The Code Of Ordinances, And An Effective Date.
File Number PDE26-0476
Comm. Dist. All
Recommendation Approve

Approved to adopt by a roll call vote.

P53 An Ordinance Amending The Pasco County Comprehensive Plan; Providing For A Text Amendment To Chapter 2, Future Land Use Element Appendix Section FLU A-6; And Providing For Additional Text Amendments As Necessary For Internal Consistency Providing For Repealer, Severability, And An Effective Date.
File Number PDE26-0435
Comm. Dist. All
Recommendation Approve

Approved to adopt by a roll call vote.

Public Hearings at 1:30 p.m.

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

Ms. Alvarez-Sowles swore in those who planned to present testimony.

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

P54 Zoning Amendment (Continuance) - Denton Avenue MPUD – Denton Ave Project, LLC. – Rezoning Request from AC Agricultural District to MPUD Master Planned Unit Development District to Allow for the Development of 832 Single Family Detached Units, 75,000 Square Feet of Support Commercial, and 440,000 Square Feet of Light Industrial and Associated Infrastructure on Approximately 331.6 Acres located in North East Pasco County, 1.5 Miles East of the Intersection of Denton Avenue and Little Road
File Number PDE26-7596
Comm. Dist. 5
Recommendation Continuance Requested

Approved to continue to the August 25, 2026 Board of County Commissioners meeting at 1:30 p.m. in New Port Richey.

P55 Zoning Amendment (Consent) – R & R Property Investments LLC / R & R Property Shady Hills – Change in Zoning from an A-R Agricultural-Residential District to a C-2 General Commercial District – North West Pasco County – East Side of Shady Hills Road and Approximately 784 Feet North of the Intersection of Shady Hills Road and Floralton Drive – Containing Approximately One (1) Acre
File Number PDE26-7909
Comm. Dist. 5
Recommendation Approve

Approved as part of the Public Hearing Consent Agenda.

P56 Zoning Amendment Substantial Modification (Regular) — Mitchell 54 West MPUD – M&M ROUTE 54 WEST LLC – A Substantial Amendment to the Mitchell 54 West MPUD Master Planned Unit Development District to Remove the Transit Oriented Design and Mixed Use Trip Reduction Measures Requirements and to Reduce the Non-Residential Entitlements to 460,000 Square Feet of Commercial and Add 240 Hotel Rooms and Associated Infrastructure on Approximately 330 Acres Located in Southwest Pasco County on the Southwest Quadrant of the Intersection of State Road 54 and Little Road
File Number PDE26-7897
Comm. Dist. 3
Recommendation Approval with Conditions

Approved Staff's recommendation.

P57 Public Hearing for Substantial Amendment 1 to the Better Future Action Plan for Disaster Recovery – U.S. Department of Housing and Urban Development – Community Development Block Grant, CFDA No. 14.218 – No Funding Required
File Number ODRR26-1127
Comm. Dist. All
Recommendation Approve

Approved Staff's recommendation.

Noted Items

Agenda Items N58 through N124 were noted.

Agendas and Minutes

N58 Library System Advisory Board/Library Cooperative Board Meeting
Minutes — April 14, 2026
File Number NI26-0809
Comm. Dist. All
Recommendation Receive and File

N59 Lexington Oaks Community Development District Agenda - April 16, 2026
File Number NI26-0829
Comm. Dist. All
Recommendation Receive and File

N60 Lexington Oaks Community Development District Board Meeting — May 21, 2026
File Number NI26-0836
Comm. Dist. All
Recommendation Receive and File

N61 Lexington Oaks Community Development District Board Meeting - March 19, 2026
File Number NI26-0845
Comm. Dist. All
Recommendation Receive and File

- N62 Opioid Task Force (OTF) Meeting Minutes – April 1, 2025
File Number NI26-0876
Comm. Dist. All
Recommendation Receive and File
- N63 Opioid Task Force (OTF) Meeting Minutes – July 21, 2025
File Number NI26-0877
Comm. Dist. All
Recommendation Receive and File
- N64 Opioid Task Force (OTF) Meeting Minutes – July 22, 2025
File Number NI26-0878
Comm. Dist. All
Recommendation Receive and File
- N65 Opioid Task Force (OTF) Meeting Minutes – July 28, 2025
File Number NI26-0879
Comm. Dist. All
Recommendation Receive and File
- N66 Opioid Task Force (OTF) Meeting Minutes – November 3, 2025
File Number NI26-0880
Comm. Dist. All
Recommendation Receive and File
- N67 Planning Commission (PC) Meeting Minutes – June 19, 2025
File Number NI26-0881
Comm. Dist. All
Recommendation Receive and File
- N68 Planning Commission (PC) Meeting Minutes – July 10, 2025
File Number NI26-0882
Comm. Dist. All
Recommendation Receive and File
- N69 Tourist Development Council (TDC) Meeting Minutes - May 21, 2025
File Number NI26-0883
Comm. Dist. All
Recommendation Receive and File
- N70 Villages of Pasadena Hills Advisory and Planning Committee (VOPH)
Meeting Minutes – May 21, 2025
File Number NI26-0884
Comm. Dist. All
Recommendation Receive and File

- N71 Villages of Pasadena Hills Advisory and Planning Committee (VOPH)
Meeting Minutes – June 18, 2025
File Number NI26-0885
Comm. Dist. All
Recommendation Receive and File
- N72 Commission on the Status of Women (CSW) January 12, 2026 Meeting
Minutes
File Number NI26-0896
Comm. Dist. All
Recommendation Receive and File
- N73 Commission on the Status of Women (CSW) February 2, 2026 Meeting
Minutes
File Number NI26-0897
Comm. Dist. All
Recommendation Receive and File
- N74 Commission on the Status of Women (CSW) March 2, 2026 Meeting
Minutes
File Number NI26-0898
Comm. Dist. All
Recommendation Receive and File

Miscellaneous

- N75 Authorized Designees for Work Orders Performed Under As Needed
Pipeline Repairs Contract IFB-BW-25-052 – Schaer Development of
Central Florida, Inc. and U.S. Water Services Corporation (PCU 25-
005.00) (UTD26-0173)
File Number NI26-0765
Comm. Dist. All
Recommendation Receive and File
- N76 Task Order No. 3-26 (RSQ-BW-25-075) – Stroud Engineering
Consultants, Inc. – Wesley Center Link Seal Repair (PCU 24-004.00)
(UTD26-0234)
File Number NI26-0767
Comm. Dist. 1
Recommendation Receive and File

- N77 Allowance Authorization Release (AAR) No. 2 (IFB-KM-25-068) – Kamminga & Roodvoets, Inc. – Cypress Creek Road and County Line Road Intersection Improvements (TED26-0275)
File Number NI26-0129
Comm. Dist.
Recommendation Receive and File
- N78 Task Order No. TED26-0150 (RSQ-KM-23-060) – Cumbey and Fair, Inc. – Equal Employment Opportunity Compliance Services for the School Road Multi-Use Path (From Community Center Road to U.S. Highway 41) (TED26-0150)
File Number NI26-0130
Comm. Dist. 4
Recommendation Receive and File
- N79 Emergency Purchase – Heavy Metal Site Development, LLC – Handcart Road Drainage Swale
File Number NI26-0805
Comm. Dist. 1
Recommendation Receive and File
- N80 FAC26-1106 - Jail Expansion Construction - Moss & Associates, LLC - Construction Change Directive CCD082 - Mechanical and Electrical - \$49,000.00 - April 6, 2026
File Number NI26-0776
Comm. Dist. All
Recommendation Receive and File
- N81 FAC26-1111 – Fire Rescue Station No. 1 - CAR No. CM-005 – Ajax Building Company, LLC., – \$4,989.00 – June 16, 2026
File Number NI26-0770
Comm. Dist. All
Recommendation Receive and File
- N82 FAC26-1105 - Jail Expansion Construction - Moss & Associates, LLC - Construction Change Directive CCD081 - Demolition, Concrete, Steel, Roofing, Fireproofing, Fire Protection, Mechanical and Electrical - \$110,000.00 - April 9, 2026
File Number NI26-0775
Comm. Dist. All
Recommendation Receive and File

- N83 FAC26-1125 – Fire Rescue Station No. 19 – CAR No. CM-017 – Ajax Building Company, LLC., – \$3,198.00 – May 11, 2026
File Number NI26-0777
Comm. Dist. All
Recommendation Receive and File
- N84 FAC26-1126 – Fire Rescue Station No. 19 – CAR No. CM-018 – Ajax Building Company, LLC., – \$4,773.00 – May 11, 2026
File Number NI26-0778
Comm. Dist. All
Recommendation Receive and File
- N85 FAC26-1127 – Fire Rescue Station No. 19 – CAR No. CM-019 – Ajax Building Company, LLC., – \$2,747.00 – May 11, 2026
File Number NI26-0779
Comm. Dist. All
Recommendation Receive and File
- N86 FAC26-1128 – Fire Rescue Station No. 19 – CAR No. CM-020 – Ajax Building Company, LLC., – \$4,686.00 – May 11, 2026
File Number NI26-0780
Comm. Dist. All
Recommendation Receive and File
- N87 FAC26-1129 – Fire Rescue Station No. 19 – CAR No. CM-021 – Ajax Building Company, LLC., – \$4,966.00 – May 11, 2026
File Number NI26-0781
Comm. Dist. All
Recommendation Receive and File
- N88 FAC26-1107 - Jail Expansion Construction - Moss & Associates, LLC - Budget Transfer BT0634 for Construction Change Directive CCD075- \$277,235.35 - April 21, 2026
File Number NI26-0782
Comm. Dist. All
Recommendation Receive and File
- N89 FAC26-1109 - Jail Expansion Construction - Moss & Associates, LLC - Construction Change Directive CCD083- \$85,000.00 - April 28, 2026
File Number NI26-0783
Comm. Dist. All
Recommendation Receive and File

- N90 FAC26-1110 - Jail Expansion Construction - Moss & Associates, LLC -
Construction Change Directive CCD084- \$15,000.00 - April 21, 2026
File Number NI26-0784
Comm. Dist. All
Recommendation Receive and File
- N91 FAC26-1114 - Jail Expansion Construction - Moss & Associates, LLC -
Budget Transfer BT0650 for Construction Change Directive CCD078 -
\$189,527.74 - May 1, 2026
File Number NI26-0785
Comm. Dist. All
Recommendation Receive and File
- N92 FAC26-1115 - Jail Expansion Construction - Moss & Associates, LLC -
Construction Change Directive CCD085 - \$49,000.00 - April 30, 2026
File Number NI26-0786
Comm. Dist. All
Recommendation Receive and File
- N93 Avalon Park West-Change in Escrow Agent
File Number NI26-0806
Comm. Dist. 1 & 2
Recommendation Receive and File
- N94 Metropolitan Ministries Community Development Block Grant Agreement
Amendment No. 1
File Number NI26-0807
Comm. Dist. All
Recommendation Receive and File
- N95 Professional Services Agreement for RSQ-KM-25-020 – Kimley-Horn and
Associates, Inc. – Collier Parkway Extension (Parkway Boulevard to State
Road 52) Route Study and Pond Siting Analysis Report (TED26-0098)
File Number NI26-0816
Comm. Dist. 2
Recommendation Receive and File
- N96 West Hillcrest Community Development District Proposed Fiscal Year
2027 Annual Operations Budget
File Number NI26-0830
Comm. Dist. All
Recommendation Receive and File

- N97 Two Ridges Community Development District FY 2026-2027 Proposed Budget
File Number NI26-0831
Comm. Dist. All
Recommendation Receive and File
- N98 Vista Walk Community Development District Proposed Fiscal Year 2027 Annual Operations Budget
File Number NI26-0832
Comm. Dist. All
Recommendation Receive and File
- N99 Cypress Preserve Community Development District Approved Proposed Budget FY2027
File Number NI26-0833
Comm. Dist. All
Recommendation Receive and File
- N100 Preserve at Wilderness Lake Community Development District - Approved FY 2027 Proposed Budget
File Number NI26-0833
Comm. Dist. All
Recommendation Receive and File
- N101 Bridgewater of Wesley Chapel Community Development District Preliminary FY 2027 Budget
File Number NI26-0835
Comm. Dist. All
Recommendation Receive and File
- N102 Harvest Ridge Community Development District Approved Proposed Budget FY 2027
File Number NI26-0837
Comm. Dist. All
Recommendation Receive and File
- N103 Hillcrest Preserve Community Development District Proposed Budget Fiscal Year 2027
File Number NI26-0838
Comm. Dist. All
Recommendation Receive and File

- N104 Palmetto Ridge Community Development District Proposed Budget Fiscal Year 2027
File Number NI26-0839
Comm. Dist. All
Recommendation Receive and File
- N105 Two Rivers East Community Development District Proposed Budget Fiscal Year 2027
File Number NI26-0840
Comm. Dist. All
Recommendation Receive and File
- N106 Two Rivers North Community Development District Proposed Budget Fiscal Year 2027
File Number NI26-0841
Comm. Dist. All
Recommendation Receive and File
- N107 Two Rivers West Community Development District Proposed Budget Fiscal Year 2027
File Number NI26-0842
Comm. Dist. All
Recommendation Receive and File
- N108 Northwood Community Development District Approved FY 2026-2027 Budget
File Number NI26-0843
Comm. Dist. All
Recommendation Receive and File
- N109 The Groves Community Development District - Proposed FY 2027 Operating Budget
File Number NI26-0844
Comm. Dist. All
Recommendation Receive and File
- N110 Union Park West Community Development District FY 2025-2026 Adopted Budget
File Number NI26-0846
Comm. Dist. All
Recommendation Receive and File

- N111 River Landing Community Development District - Proposed Budget FY 2027 Transmittal
File Number NI26-0847
Comm. Dist. All
Recommendation Receive and File
- N112 Acacia Fields Community Development District Proposed Fiscal Year 2026-2027 Budget
File Number NI26-0848
Comm. Dist. All
Recommendation Receive and File
- N113 Connerton East Community Development District Proposed Fiscal Year 2026/2027 Budget
File Number NI26-0849
Comm. Dist. All
Recommendation Receive and File
- N114 Connerton West Community Development District Proposed Fiscal Year 2026/2027 Budget
File Number NI26-0850
Comm. Dist. All
Recommendation Receive and File
- N115 Copperspring Community Development District Proposed Fiscal Year 2026/2027 Budget
File Number NI26-0851
Comm. Dist. All
Recommendation Receive and File
- N116 New Port Corners Community Development District Proposed Fiscal Year 2026/2027 Budget
File Number NI26-0852
Comm. Dist. All
Recommendation Receive and File
- N117 SageBrush Community Development District Proposed Fiscal Year 2026/2027 Budget
File Number NI26-0853
Comm. Dist. All
Recommendation Receive and File

- N118 Hidden Creek North Development District - Fiscal Year 2025 Annual Financial Report - Received May 12, 2026
File Number NI26-0886
Comm. Dist. All
Recommendation Receive and File
- N119 Meadow Point IV Community Development District - Fiscal Year 2025 Annual Financial Report - Received April 6, 2025
File Number NI26-0887
Comm. Dist. All
Recommendation Receive and File
- N120 PSC – Commission Conference Agenda - May 5, 2026 – Issued April 23, 2026
File Number NI26-0888
Comm. Dist. All
Recommendation Receive and File
- N121 PSC – Docket No. 202600 13-EU – Joint petition for approval of territorial agreement – Tampa Electric Company and Duke Energy Florida, LLC – Issued April 23, 2026
File Number NI26-0889
Comm. Dist. All
Recommendation Receive and File
- N122 PSC-2026-0154-PCO-EI – Docket No. 20260046-EI – Duke Energy Florida, LLC – Issued May 18, 2026
File Number NI26-0890
Comm. Dist. All
Recommendation Receive and File
- N123 PSC-2026-0158-PCO-EI – Docket No. 20260050-EI – Tampa Electric Company – Issued May 19, 2026
File Number NI26-0891
Comm. Dist. All
Recommendation Receive and File
- N124 The Verandahs Community Development District - Fiscal Year 2025 Annual Financial Report - Received April 9, 2026
File Number NI26-0892
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 4:36 p.m.

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