

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

ANNOTATED AGENDA

AUGUST 11, 2026

**PREPARED IN THE OFFICE OF
NIKKI ALVAREZ-SOWLES, Esq., CLERK & COMPTROLLER**

**THE MINUTES WERE PREPARED IN AGENDA ORDER
AS PUBLISHED AND NOT IN THE ORDER
IN WHICH THE ITEMS WERE HEARD**

10:00 A.M.

**HISTORIC PASCO COUNTY COURTHOUSE, BOARD ROOM 2ND FLOOR
37918 MERIDIAN AVENUE, DADE CITY, FL 33525**

County Commissioners

Honorable Jack Mariano, Chairman, District 5
Honorable Seth Weightman, Vice-Chairman, District 2 - **Absent**
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.

County Administrator Mike Carballa, P.E.

County Attorney David A. Goldstein, Esq.

Call To Order

Chairman Mariano called the meeting to order at 10:03 a.m.

Invocation

Pledge of Allegiance

A Chaplain gave the Invocation.

Ms. 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 Weightman 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.

Mr. Thomas Smyers, Ms. Amy Baird, Mr. Adam Brusselback, Ms. Elaine Lontz, Mr. Anthony Cicanese, Ms. Nancy Hazelwood, Mr. Brian Michaels, and Mr. Jeff Canon spoke regarding a 2021 Ordinance; commercial vehicles being stored and parked in an ER Residential subdivision; a neighbor running a semi restoration repair shop; a building that had been built in 2023; issues that had been encountered; conversations with Code Enforcement; a zoning change; safeguarding properties; a detailed letter that had been provided; bamboo that had been planted along the property line; Flock cameras; personal histories in the County; surveillance cameras; that they did not sign up for it; public discourse; concerns with the ways it could go wrong; the data being collected; a recent court ruling; removing the cameras; not allowing future ones to be placed; law enforcement abuse in other states; controls that were not in place; protecting the citizens of Pasco County; a request to not approve more license plate cameras; assembling records; the Fourth Amendment; search warrants; the database; non-profit organizations; government; different religious beliefs; concerns with prayer in a government building; the Pledge of Allegiance; women being harassed and killed; concerns with bodies being policed; concerns with profit from the cameras; wanting to terminate an interlocal agreement; language in the agreement; what the County could do; law enforcement use; language in an Ordinance; Conditional Uses allowed on Ag lands; the Northeast Rural Area Plan; and the Orange Belt Trail alignments.

Discussion was held regarding the pictures that had been submitted; the shop; shutting it down; constitutional amendments; Flock cameras; and the Sheriff's Office.

Approved to receive and file documents submitted by Mr. Thomas Smyers.

Chief Chase Daniels, Undersheriff of Community Outreach Operations for the Sheriff's Office, used a PowerPoint presentation to discuss Automated License Plate Recognition in Pasco County.

Discussion was held regarding Flock cameras; meeting with the Sheriff's Office; how long the data was stored; Sunshine Law; other counties; citizen concerns; responses to public comment; the Fourth Amendment; a recent ruling in January; where cameras were placed; how many the Sheriff's Office owned; how many were owned by others; the revision to the contract; success stories; when the data was purged; how long the cameras had been used; tow trucks; emails that had been received; citizen concerns with being watched by the government; concerns with private companies; authorized searches; public right-of-way; data collection concerns; case numbers; and bringing it back for discussion.

Resolutions

RS1 A Resolution By The Board Of County Commissioners Of Pasco County, Florida, Celebrating The 250th Anniversary Of The Founding Of The United States Of America

File Number CAO26-5169

Comm. Dist. All

Recommendation Approve

Approved to adopt.

Commissioners Items - Commissioner Oakley

RS2 A Resolution By The Board Of County Commissioners Of Pasco County, Florida, Recognizing Bauducco Foods, Inc. For Its Investment In And Contributions To Pasco County

File Number CAO26-5155

Comm. Dist. All

Recommendation Approve

The item was moved to a future meeting.

Consent

Approved the Consent Agenda with the exception of Agenda Item C25, C31, C46, C50, C54, and C55 which were pulled for discussion or revision.

District Five - Chairman Mariano

- C3 A Resolution By The Board Of County Commissioners Of Pasco County, Florida, Commending Selena Morgan-Hetu For Her 24 Years Of Dedicated Service To Pasco County And Congratulating Her On Her Retirement
File Number CAO26-5167
Comm. Dist. All
Recommendation Approve

Constitutional Officers - Clerk and Comptroller

- C4 Tax Deed Applications - Clerk & Comptroller - Letter Dated July 13, 2026 (sale date April 16, 2026)
File Number CO26-0191
Comm. Dist. All
Recommendation Approve
- C5 Tax Deed Applications - Clerk & Comptroller - Letter Dated July 13, 2026 (sale date April 30, 2026)
File Number CO26-0192
Comm. Dist. All
Recommendation Approve

Constitutional Officers - Clerk - Minutes Approval

- C6 Board of County Commissioners Regular Meeting/Rezoning March 24, 2026 – 10 A.M.
File Number CO26-0193
Comm. Dist. All
Recommendation Approve
- C7 Board of County Commissioners Regular Meeting/Rezoning April 21, 2026 – 10 A.M.
File Number CO26-0194
Comm. Dist. All
Recommendation Approve

- C8 Board of County Commissioners Regular Meeting/Rezoning May 19, 2026
– 10 A.M.

File Number CO26-0195

Comm. Dist. All

Recommendation Approve

Constitutional Officers - Clerk - Financial Matters

- C9 Quarterly Investment Summary Report

File Number CO26-0197

Comm. Dist. All

Recommendation Approve

- C10 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 CO26-0196

Comm. Dist. All

Recommendation Approve

Legislative/Administrative - County Attorney

- C11 Agreement for County Exercise of Traffic Control Jurisdiction – Pasco County and Estancia at Wiregrass Community Development District - Authorize Agreement – No Funding Required

File Number CAO26-0005

Comm. Dist. 2

Recommendation Approve

Development Services - Planning and Economic Growth

- C12 Escrow Agreement– for APW Cooperative Economic Development Agreement Downtown Phase I, LP- No Funding Required

File Number PDE26-0912

Comm. Dist. 2

Recommendation Approve

Internal Services - Facilities Management

- C13 Amendment No. 1 to Task Order No. FM25-001 – Bandes Construction Company, Inc. – Hudson Library Renovations – \$11,500,067.46

File Number FAC26-0102

Comm. Dist. 5

Recommendation Approve

- C14 Cooperative Purchase – Weatherproofing Technologies, Inc. – Purchase and Installation of Three Fuel Canopies for Multiple Sites – \$324,304.20
File Number FAC26-0124
Comm. Dist. 4
Recommendation Approve
- C15 Accept the Non-Exclusive Flow-Through Easement - OHI Wiregrass Ranch, Inc. - Orlando Health at Wiregrass Ranch - No Funding Required
File Number FAC26-0129
Comm. Dist. 2
Recommendation Approve
- C16 Request to Declare Surplus Real Property – 0.13-acre Parcel North of Teak Street, New Port Richey – No Funding Required
File Number FAC26-0141
Comm. Dist. 4
Recommendation Approve
- C17 Transfer Real Property Interests to the State of Florida Department of Transportation – Alternate US Highway 19 from the Pinellas County Line to US Highway 19 – No Funding Required
File Number FAC26-0144
Comm. Dist. 3
Recommendation Approve

Internal Services - Fleet Management

- C18 Budget Amendment – Transfer from Equipment Services Fund Reserves to Fleet Management Maintenance Operating Budget — Vehicle and Equipment Repair — \$1,200,000.00
File Number FM26-0021
Comm. Dist. All
Recommendation Approve

Internal Services - Information Technology

- C19 Resolution to Change the Official Street Name of Spinningwheel Drive – Intersection of Mason Court East to Intersection of Silversmith Drive– No Funding Required
File Number IT26-0024
Comm. Dist. 2
Recommendation Approve

Internal Services - Office of Management and Budget

- C20 Budget Amendment and Resolution – Recognize the Balance of Len-Angeline/Project Arthur and Pasco Town Center Tax Increment – Office of Management and Budget – Ensure Proper Accounting Practice for Reimbursement –\$344,805.00
File Number OMB26-0012
Comm. Dist. 4
Recommendation Approve

Internal Services - Purchasing

- C21 Authorization to Shortlist and Delegate Negotiation and Execution of Agreements to County Administrator for Solicitation No. RSQ-FP-26-037 - As Needed Environmental Services - Public Works - No Funding Required
File Number PU26-0020
Comm. Dist. All
Recommendation Approve
- C22 Additional Purchase Authority – Multiple Vendors – Purchase of Countywide Uniforms and Related Accessories – \$3,600,000.00
File Number PU26-0022
Comm. Dist. All
Recommendation Approve

Public Infrastructure - Fiscal and Business Administration

- C23 A Resolution to Establish Intent to Reimburse Certain Capital Expenditures Incurred in Connection with Expansion and Improvement of the County's Land O' Lakes and Wesley Center Wastewater Treatment Plant Facilities with Proceeds of Future Tax-Exempt Financings; Providing Certain other Matters in Connection Therewith – No Funding Required
File Number PIFBA26-0067
Comm. Dist. All
Recommendation Approve
- C24 Additional Purchasing Authority – Ferguson Enterprises, LLC d/b/a Ferguson Waterworks, Empire Pipe & Supply Company, Inc., and Pasco Pipe Supply, Inc. – As Needed Pipe, Fittings, and Accessories – \$2,667,000.00
File Number PIFBA26-0068
Comm. Dist. All
Recommendation Approve

Public Infrastructure - Public Works

- C25 Award of Solicitation No. IFB-BW-26-001 – Keystone Excavators, Inc. – Zephyr Creek Phase I Drainage Improvements Project – \$1,869,831.00
File Number PW26-0062
Comm. Dist. 1
Recommendation Approve

Approved Staff's recommendation.

- C26 Budget Amendment and Resolution – Ironbark Drive Neighborhood Flood Abatement Project Close Out and Transfers – \$452,920.41
File Number PW26-0073
Comm. Dist. All
Recommendation Approve
- C27 Budget Amendment – Griffin Park Flood Abatement Project Transfer, Culvert Replacement Program – \$1,500,000.00
File Number PW26-0074
Comm. Dist. All
Recommendation Approve
- C28 Hazard Mitigation Grant Program (HMGP) Subaward and Grant Agreement (Contract No. H1307) (Project No. 4734-102-R), Budget Amendment, and Budget Resolution – Florida Division of Emergency Management (FDEM) – Pasco County, Sea Pines Subdivision, Flood Risk Reduction - Phase I – \$617,750.70
File Number PW26-0065
Comm. Dist. 5
Recommendation Approve

Public Infrastructure - Solid Waste

- C29 Standard Grant Agreement for Biological Debris Removal – Florida Department of Environmental Protection for Biological Debris Removal – No Funding Required
File Number SW26-0729
Comm. Dist. All
Recommendation Approve
- C30 Fifth Amendment to Agreement for RFP-RH-22-194 – Phillips Heavy, Inc. – Disaster Debris Removal Services – No Funding Required
File Number SW26-0761
Comm. Dist. All
Recommendation Approve

Public Infrastructure - Transportation Engineering

- C31 Task Order No. TED26-0260 and Budget Amendment – Cumbey and Fair, Inc. – Equal Employment Opportunity Compliance Services for Ranch Road Sidewalk (U.S. Highway 19 to Ponderosa Avenue) – \$54,875.55

File Number TED26-0260

Comm. Dist. 5

Recommendation Approve

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

- C32 First Amendment to the Agreement for Solicitation No. IFB-KM-26-034 – Garcia Civil Contractors LLC – School Road Multi-Use Path from Community Center Road to U.S. Highway 41 – No Funding Required

File Number TED26-0295

Comm. Dist. 4

Recommendation Approve

- C33 Maintained Right-of-Way Map – 20 Mile Level Road from State Road 54 to Black Jack Lane – No Funding Required

File Number TED26-0324

Comm. Dist. 2

Recommendation Approve

- C34 State-Funded Grant Agreement (SFGA), Grant Agreement Resolution, Budget Amendment, and Budget Resolution – Florida Department of Transportation (FDOT) and Pasco County – Construction Services for the Trinity Boulevard from Pinellas County Line to State Road 54 Project (FPN: 456854-1-54-01) – \$2,500,000.00 Grant Funding and \$330,000.00 Local Funding

File Number TED26-0332

Comm. Dist. 3

Recommendation Approve

- C35 State-Funded Grant Agreement (SFGA), Budget Amendment, and Budget Resolution – Florida Department of Transportation (FDOT) and Pasco County – Design, Construction and Construction Engineering inspection (CEI) Services for the State Road 575 Realignment and Bower Road Improvements Project (FPN: 447262-2-54-01) – \$5,885,861.00 Grant Funding

File Number TED26-0334

Comm. Dist. 1

Recommendation Approve

Public Infrastructure - Utilities

- C36 Task Order No. 1-26, Budget Amendment, and Budget Resolution – Mead and Hunt, Inc. – Sea Pines West Septic to Sewer Project (PCU 25-014.00) – \$310,758.46
File Number UTD26-0335
Comm. Dist. 5
Recommendation Approve
- C37 Request for New Potable Water Point of Connection – Tampa Bay Water – Formal Letter of Intent – No Funding Required
File Number UTD26-0708
Comm. Dist. All
Recommendation Approve
- C38 Exempt Purchase – Badger Meter, Inc. – Beacon Mobile License, Beacon Mobile Read User Service Units, Beacon Mobile Hosting Service Units, and Orion Cellular LTE Service Units – \$337,572.14
File Number UTCIS26-0148
Comm. Dist. All
Recommendation Approve
- C39 Additional Purchasing Authority – Multiple Vendors – As Needed Crushed Asphalt Millings – \$192,000.00
File Number UTOM26-0708
Comm. Dist. All
Recommendation Approve
- C40 Exempt Purchase – PSI Technologies Inc. – Wilo Assorted Pumping Equipment – \$2,846,165.67
File Number UTOM26-0727
Comm. Dist. All
Recommendation Approve
- C41 Exempt Purchase – Polydyne Inc. – Clarifloc (C-9530 and SE-789) – \$500,000.00
File Number UTOM26-0731
Comm. Dist. All
Recommendation Approve

Public Safety - Fire Rescue

- C42 Cooperative Purchase – Stryker Sales, LLC – LIFEPAK Heart Monitors/Defibrillators – \$4,316,887.89
File Number FR26-1729
Comm. Dist. All
Recommendation Approve
- C43 Budget Amendment and Resolution for Fiscal Year 2025-2026 Emergency Medical Services Trust Fund — County Grant Agreement No. G26H00 – Florida Department of Health – \$35,526.15
File Number FR26-1793
Comm. Dist. All
Recommendation Approve

Public Services - Community Development

- C44 One-Year Action Plan for 2026-2027 and Subrecipient Agreement Templates for Community Development Block Grant (CDBG), (Services and Development); HOME Investment Partnership (HOME) and Emergency Solutions Grant (ESG) Funds – U.S. Department of Housing and Urban Development – Community Development Block Grant, CFDA No. 14.218; HOME Investment Partnerships, CFDA No. 14.239; Emergency Solutions Grant, CFDA No. 14.231 – No Funding Required
File Number CD26-0056
Comm. Dist. All
Recommendation Approve
- C45 Resolution – Pasco County Housing Finance Authority – Board Member Reappointment – No Funding Required
File Number CD26-0126
Comm. Dist. All
Recommendation Approve
- C46 Local Government Verification of Contribution – Florida Housing Finance Corporation – State Housing Initiative Partnership Program, CSFA 40.901; HOME Investment Partnerships Program, CFDA 14.239 – \$460,000.00
File Number CD26-0152
Comm. Dist. 5
Recommendation Approve

Approved Staff's recommendation including the noted revision to the submitted certification with Commissioner Yeager absent from the vote.

Public Services - Parks, Recreation and Natural Resources

- C47 Perpetual Deed of Conservation Easement – EPG Two Rivers Holdings IX, LLC – Two Rivers Parcel E1 Phase B – No Funding Required
File Number PRN26-0052
Comm. Dist. 1
Recommendation Approve
- C48 Perpetual Deed of Conservation Easement – EPG Two Rivers Holdings X, LLC – Two Rivers Parcel E2 Phase B – No Funding Required
File Number PRN26-0053
Comm. Dist. 1
Recommendation Approve
- C49 Approve Award of Bid No. IFB-SP-26-073 to J Bar M Ranch, LLC – Cattle Grazing Lease Agreement - Jumping Gully – Revenue Up To \$192,307.50
File Number PRN26-0106
Comm. Dist. 5
Recommendation Approve
- C50 Award of Solicitation No. ITN-TPR-25-037 – West Pasco Youth Soccer Association, Inc. d/b/a Florida Premier FC – Recreational/Competitive/Elite Youth Soccer Program; Multi-Year Award – No Funding Required
File Number PRN26-0108
Comm. Dist. All
Recommendation Approve

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

- C51 Ratify, Approve, and Confirm Purchase Order Agreement with Tampa Bay Estuary Program and Budget Amendment and Resolution – Biston Tract Wetland Restoration Project – \$80,000.00
File Number PRN26-0110
Comm. Dist. 1
Recommendation Approve
- C52 Committee Appointments – Gulf Harbors Neighborhood Park Municipal Service Benefit Unit Advisory Committee – Advisory Committee Membership Appointments – No Funding Required
File Number PRN26-0112
Comm. Dist. 3
Recommendation Approve

- C53 Budget Amendment – Parks, Recreation, and Natural Resources Department (PRNR) – Transfer Funds from Tree Mitigation Fund Reserves to PRNR Accounts – \$25,037.00
File Number PRN26-0116
Comm. Dist. All
Recommendation Approve

Public Services - Office of Disaster Recovery Resources

- C54 Gap Funding for Shovel-Ready Housing Project — Vincent House Pasco Affordable Member Housing Funded by the Community Development Block Grant Disaster Recovery (CDBG-DR) Funds
File Number ODRR26-0024
Comm. Dist. All
Recommendation Approve

Approved Staff's recommendation including the noted revision to take the term from a twenty year contract to a hundred year contract to keep it affordable housing.

Public Services - Public Transportation

- C55 Exempt Purchase – Beefree, LLC d/b/a Freebee – Microtransit Pilot Project – \$473,646.00
File Number PT26-0027
Comm. Dist. All
Recommendation Approve

Approved Staff's recommendation.

Public Services - Support Services

- C56 Budget Amendment — Support Services Department — Pasco County Department of Health — Recognize the Funding Held from the Annual Core Contracts for Fiscal Year 2024 and Fiscal Year 2025 — \$600,000.00
File Number SPS26-0068
Comm. Dist. All
Recommendation Approve

Regular

Public Infrastructure - Transportation Engineering

- R57 Project Development and Environment Study – Orange Belt Trail, from U.S. Highway 41 (Land O’ Lakes Boulevard) and Caliente Boulevard to Meridian Avenue (County Road 52) and 8th Street in Dade City – No Funding Required

File Number TED26-0215

Comm. Dist. 1, 2, 4

Recommendation Approve

Approved to continue to the September 9, 2026 Board of County Commissioners meeting in Dade City.

- R58 Discussion on School Zone Speed Detection Systems (SDS) and IntelliRoad School Zone Safety System (SZSS) Pilot Program – No Funding Required

File Number TED26-0339

Comm. Dist. All

Recommendation Approve

Approved to adopt both programs as per the Sheriff they patrol the schools as much as they can until the program is implemented with Chairman Mariano voting nay.

District Three - Commissioner Starkey

- R59 (11:00 A.M. Time Certain) Introduction of Natasha Sherwood, CEO of AmSkills, and Dina Fox, Home Education Consulting

File Number BCC26-0103

Comm. Dist. All

Recommendation Presentation Only

The item was for information only.

Development Services - Planning and Economic Growth

R60 (11:15 A.M. Time Certain) Pasco EDC Quarterly Update
File Number PDE26-0944
Comm. Dist. All
Recommendation Presentation Only

Approved to receive and file documents submitted by Mr. Bill Cronin.

The item was for information only.

District Five - Commissioner Mariano

R61 (11:30 A.M. Time Certain) Property Tax Reform
File Number BCC26-0105
Comm. Dist. All
Recommendation Presentation Only

The item was for information only.

Updates from Chairman - Appointed Boards and Committees

The updates were provided under Miscellaneous Business.

Miscellaneous Business - District One - Commissioner Oakley

- Commissioner Oakley spoke regarding his recent vacation and places he visited.
- He spoke regarding his sorrow for someone's recent loss of their brother.

Miscellaneous Business - District Two - Commissioner Weightman

- Absent.

Miscellaneous Business - District Three - Commissioner Starkey

- Commissioner Starkey displayed pictures, distributed documents, and spoke regarding NACo New Orleans, Community Economic Development and Workforce, the HUD Section 8 Vouchers, Capital Gains, national associations, conversations with State Representatives, the Davis-Bacon Act, a Commissioner from Minnesota, adopting policies, and being asked to Chair a committee.

Discussion was held regarding the different committees.

- She displayed pictures and spoke regarding the SPEROS Proton Ribbon Cutting.
- She displayed pictures and spoke regarding the Back to School Bash at J. Ben Harrill Recreation Center.
- She read a letter from a citizen to County Staff and Pasco Hope regarding his appreciation for their assistance.
- She spoke regarding a Majorie's Hope Cinderella Project.
- Later in the meeting, she spoke regarding a Resolution on Strengthening and Sustaining the Manufacturing Workforce in the United States, rebuilding munitions, building ships, government programs, a Resolution on Supporting Family Emergency Shelter, what NACo was suggesting, and wanting to know more about it.
- She spoke regarding the contract for VOPH Park had been sitting in the Attorney's Office since January and others that had been sitting there for a long time, a conversation with Mr. Goldstein, and his solution to send out the contracts to outside attorneys.

Mr. Goldstein spoke regarding taking over the office with a significant backlog of procurement items, recently losing an attorney to the private sector, a new attorney that would be starting on the 17th, looking to send some matters to outside counsel to address the backlog, cross training other attorneys, working on better metrics, that there was only so much he could do in one week, and his priority to get the procurement items moving.

Discussion was held regarding that six months was better than what the Utilities Department went through for their Master Water Plan; that it was more difficult to hire procurement attorneys than other types; a suggestion to recruit at law schools and offer to pay school fees for each year they stayed with them; what they were currently doing; that it was more difficult than it sounded; and having a plan of action.

Miscellaneous Business - District Four - Commissioner Yeager

- Commissioner Yeager displayed pictures and spoke regarding partnering with the Animal Shelter with food donations and Home Depot donating drywall for the kitten room.
- She displayed pictures and spoke regarding the Moon Lake Listen Session and topics they discussed.
- She displayed pictures and spoke regarding a back pack event at Dunkin' Donuts and school supplies their office had donated.
- She displayed pictures and spoke regarding dog training at the Sheriff's Office.
- She spoke regarding the camera reader discussion from earlier in the meeting, her comfortability with what the Sheriff's Office said, examples that had been brought up from other States and Counties, and what was being done in Pasco County.

Discussion was held regarding locating people; taking bad people off the road; being searched; concerns with the data being collected; wanting to get more information before making a decision; a report; things that could go wrong; that the citizens didn't like it; the Fourth Amendment; a Fox News article; other examples; whether they were being subjected to a bad situation; trusting the Sheriff's Office; that the cameras were everywhere; not being able to see people's faces; that a case number was needed; Flock; the County Attorney; reviewing the contract; what was being surveilled; and the motion on the floor.

Motion of approval to keep the agreement with the Sheriff's Office with the license plate readers failed with Commissioner Oakley and Chairman Mariano voting nay.

Miscellaneous Business - District Five - Chairman Mariano

- No items.

Miscellaneous Business - County Administrator

- Mr. Carballa spoke regarding congratulations to Mr. Adam Thomas, Executive Director for Florida's Sports Coast, who was recently recognized as a community leader by the Tampa Bay Titan's 100.
- He spoke regarding the Purchasing Department who had earned a 2026 Achievement of Excellence in Procurement Award.
- He spoke regarding State issued recycling numbers, county rankings, that Pasco County was 6th in the State, recycling to energy, business contributions, and being proud they were in the top ten percent of Florida counties.

Discussion was held regarding glass recycling.

Miscellaneous Business - County Attorney

- Mr. Goldstein distributed a document and spoke regarding revising the Rules of Public Participation and Decorum, what had been done historically, providing the procedures to the public and applicants beforehand, Pinellas County's rules of decorum, a recent neighborhood meeting in Pasco where someone rode a horse in, hoping to get the rules adopted by Resolution by the Board, and upcoming controversial items.

Discussion was held regarding cameras; adopting the Resolution; putting a link to the rules on the Agenda; whether they had any issues with them; rules for violations in the boardroom; and a recent lawsuit won by the Tax Collector.

Miscellaneous Business - Clerk and Comptroller

- Mr. Sample spoke regarding Noted Item NI26-0924 from the July 14, 2026 Board of County Commissioners meeting which was in reference to an audit pertaining to Ambulance Billing.
- He spoke regarding the Office publishing the Annual Unclaimed Funds with the Tampa Bay Times and the Office's website on July 8, 2026.

Discussion was held regarding what would happen to the funds if they went uncollected.

Miscellaneous Business - Sheriff

- Absent.

THE BOARD RECESSED AT 12:07 P.M. AND RECONVENED AT 1:31 P.M. MS. ALVAREZ-SOWLES WAS REPRESENTED BY MR. HAROLD SAMPLE, DEPUTY CLERK, FOR THE AFTERNOON SESSION.

Public Hearings

Proposed Ordinances at 1:30 p.m.

P62 An Ordinance Amending the Pasco County Comprehensive Plan; Providing for a Comprehensive Plan Text Amendment to Subarea Policy FLU 7.1.11-Two Rivers; And Providing for Additional Text Amendments as Necessary for Internal Consistency; Providing for a Repealer, Severability, and an Effective Date.

File Number PDE26-0437

Comm. Dist. 1

Recommendation Continuance Requested

Approved to continue to the September 9, 2026 Board of County Commissioners meeting at 1:30 p.m. in Dade City.

P63 An Ordinance Amending The Pasco County Comprehensive Plan; Providing For A Comprehensive Plan Text Amendment to Subarea Policy FLU 7.1.34- Palmetto Ridge; And Providing For Additional Text Amendments As Necessary For Internal Consistency; Providing For A Repealer, Severability, And An Effective Date.

File Number PDE26-0033

Comm. Dist. 1

Recommendation Continuance Requested

Approved to continue to the September 9, 2026 Board of County Commissioners meeting at 1:30 p.m. in Dade City.

- P64 An Ordinance By The Pasco County Board Of County Commissioners Amending The Pasco County Land Development Code; Section 204.3 General Functions, Powers, and Duties; 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); Amending 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 No Action Required

No action was required as this was the first Public Hearing. The Adoption Hearing was scheduled for the September 22, 2026 at 1:30 p.m. in New Port Richey.

- P65 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 23) From RES-9 (Residential-9 Du/Ga) To RES-24 (Residential-24 Du/Ga) On Approximately 15.267 Acres Of Real Property (A Portion Of) 18.634 Acres Of Parcel 23-26-21-0020-07100-0020 Located On The Southeast Corner Of The Intersection Of U.S. Highway 301 (Gall Boulevard) And Chancey Road; And Providing For Additional Text Amendments As Necessary For Internal Consistency; Providing For A Repealer, Severability, And An Effective Date.
- File Number** PDE26-0007
Comm. Dist. 1
Recommendation Approve

Approved to continue to the September 9, 2026 Board of County Commissioners meeting at 1:30 p.m. in Dade City.

Public Hearings at 1:30 p.m.

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

Approved the Public Hearing Consent Agenda which included Agenda Item P70.

- P66 Zoning Amendment (Continuance) - EPG Two Rivers Development LLC et al./ Two Rivers MPUD Master Planned Unit Development Substantial Modification - A Substantial Modification to the Two Rivers MPUD Master Planned Unit Development to Allow for the Maximum Development of 4,047 Single-Family Detached Units, 2,500 Multi-Family Units, 1,335,000 Square Feet of Office/Target Industry, 1,335,000 Square Feet of Industrial, 1,335,000 Square Feet of Retail, 300 beds for an Assisted Living Facility, 480 Hotel Rooms, and a 35-Acre Recreational Water Park - Southeast Pasco County - Located on the North and South Side of State Road 56 from Morris Bridge Road to Gall Boulevard - on Approximately 3,405 Acres
File Number PDE26-7856
Comm. Dist. 1
Recommendation Continuance Requested

Approved to continue to the September 9, 2026 Board of County Commissioners meeting at 1:30 p.m. in Dade City.

- P67 Zoning Amendment (Continuance) - Chanzep LLC - Chanzep MPUD Master Planned Unit Development - A Rezoning Petition Request From an A-R Agricultural Residential District to an MPUD Master Planned Unit Development District to Allow for the Development of 96 Platted Townhome Units and Associated Infrastructure - Southeast Pasco County - Located South of Chancey Road Approximately 777 Feet East of the Chancey Road and Gall Boulevard Intersection - Containing Approximately 20.42 Acres
File Number PDE26-7866
Comm. Dist. 1
Recommendation Continuance Requested

Approved to continue to the September 9, 2026 Board of County Commissioners meeting at 1:30 p.m. in Dade City.

- P68 Zoning Amendment Substantial Modification (Continuance) - Palmetto Ridge MPUD – Palmetto Ridge Cattle Company LLC, EPG Palmetto Ridge Holding LLC, – Rezoning Request from an MPUD Master Planned Unit Development District to MPUD Master Planned Unit Development District to Allow for the Development of 2,800 Residential Dwelling Units and 100,000 Square Feet of Commercial Uses and Associated Infrastructure on Approximately 3,536 Acres Located in North Central Pasco County on the North Side of State Road 52 approximately .5 miles East of the Intersection of State Road 52 and Ehren Cutoff

File Number PDE26-7877

Comm. Dist. 1

Recommendation Continuance Requested

Approved to continue to the September 9, 2026 Board of County Commissioners meeting at 1:30 p.m. in Dade City.

- P69 Zoning Amendment (Continuance) – Mitras Family Extended LLC/Mitras Project – Change in Zoning from an A-R Agricultural-Residential District to an R-4 High Density Residential District – West Central Pasco County – West side of Kent Grove Drive, Approximately One Mile North of State Road 52 – Containing Approximately 40.96 Acres

File Number PDE26-7901

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.

- P70 Zoning Amendment (Consent) – Gulf Coast CCM Inc – Change in Zoning from a C-2 General Commercial District with Conditions to a C-2 General Commercial District – South Central Pasco County – Northwest Corner of the Intersection of State Road 54 and Wesley Chapel Boulevard – Containing Approximately 15.59 Acres

File Number PDE26-7935

Comm. Dist. 2

Recommendation Approve

Approved as part of the Public Hearing Consent Agenda.

- P71 Zoning Amendment (Regular) - Gagne Robert H Trust/Gagne MPUD Master Planned Unit Development - A Rezoning Request From an MPUD Master Planned Unit Development District to an MPUD Master Planned Unit Development District to Allow for the Development of 300 Multi-Family Apartment Units and 30,000 Square Feet of Commercial Uses and Associated Infrastructure - Southeast Pasco County - Located at the Southeast Corner of the Intersection of Chancey Road and Gall Boulevard - Containing Approximately 18.63 Acres
File Number PDE26-7832
Comm. Dist. 1
Recommendation Approval with Conditions

Approved to continue to the September 9, 2026 Board of County Commissioners meeting at 1:30 p.m. in Dade City.

- P72 Zoning Amendment (Regular) – Jorge and Rosa Oliveras/Jorge Oliveras – Change in Zoning from an A-R Agricultural Residential District with Conditions to an A-R Agricultural Residential District – East Central Pasco County – Southwest Side of US Highway 98 and Approximately 300 feet North of Townsend Road – Containing Approximately 3.32 Acres
File Number PDE26-7863
Comm. Dist. 1
Recommendation Approve

Approved Staff's recommendation.

Noted Items

Agenda Items N73 through N170 were noted.

Agendas and Minutes

- N73 Gulf Harbors MSBU Advisory Committee Minutes of the Meeting — Tuesday, January 13, 2026
File Number NI26-1008
Comm. Dist. 3
Recommendation Receive and File
- N74 Agenda & Minutes - Pasco County Commission on Human Trafficking - Meeting of May 20, 2026
File Number NI26-1034
Comm. Dist. All
Recommendation Receive and File

- N75 Agenda & Minutes - Pasco County Commission on Human Trafficking - Meeting of June 17, 2026
File Number NI26-1041
Comm. Dist. All
Recommendation Receive and File
- N76 Board of County Commissioners Workshop (BCCWS) Meeting Minutes – April 15, 2025
File Number NI26-1042
Comm. Dist. All
Recommendation Receive and File
- N77 Board of County Commissioners Workshop (BCCWS) Meeting Minutes – June 19, 2025
File Number NI26-1043
Comm. Dist. All
Recommendation Receive and File
- N78 Board of County Commissioners Workshop (BCCWS) Meeting Minutes – July 7, 2026
File Number NI26-1044
Comm. Dist. All
Recommendation Receive and File
- N79 Environmental Lands Acquisition Selection Committee (ELASC) Meeting Minutes – January 14, 2026
File Number NI26-1045
Comm. Dist. All
Recommendation Receive and File
- N80 Environmental Lands Acquisition Selection Committee (ELASC) Meeting Minutes – March 11, 2026
File Number NI26-1046
Comm. Dist. All
Recommendation Receive and File
- N81 Environmental Lands Acquisition Selection Committee (ELASC) Meeting Minutes – September 10, 2025
File Number NI26-1047
Comm. Dist. All
Recommendation Receive and File
- N82 Housing Finance Authority (HFA) Meeting Minutes - September 9, 2025
File Number NI26-1048
Comm. Dist. All
Recommendation Receive and File

- N83 Housing Finance Authority (HFA) Meeting Minutes – December 17, 2025
File Number NI26-1049
Comm. Dist. All
Recommendation Receive and File
- N84 Joint Board of County Commissioners Regional Roundtable – May 2, 2025
File Number NI26-1050
Comm. Dist. All
Recommendation Receive and File
- N85 Metropolitan Planning Organization (MPO) Meeting Minutes - January 8, 2026
File Number NI26-1051
Comm. Dist. All
Recommendation Receive and File
- N86 Metropolitan Planning Organization (MPO) Meeting Minutes – February 12, 2026
File Number NI26-1052
Comm. Dist. All
Recommendation Receive and File
- N87 Metropolitan Planning Organization (MPO) Meeting Minutes - March 12, 2026
File Number NI26-1053
Comm. Dist. All
Recommendation Receive and File
- N88 Metropolitan Planning Organization (MPO) Meeting Minutes – October 9, 2025
File Number NI26-1054
Comm. Dist. All
Recommendation Receive and File
- N89 Metropolitan Planning Organization (MPO) Meeting Minutes – November 13, 2025
File Number NI26-1055
Comm. Dist. All
Recommendation Receive and File
- N90 Planning Commission (PC) Meeting Minutes – January 8, 2026
File Number NI26-1056
Comm. Dist. All
Recommendation Receive and File

- N91 Planning Commission (PC) Meeting Minutes – February 5, 2026
File Number NI26-1057
Comm. Dist. All
Recommendation Receive and File
- N92 Planning Commission (PC) Meeting Minutes – February 19, 2026
File Number NI26-1058
Comm. Dist. All
Recommendation Receive and File
- N93 Planning Commission (PC) Meeting Minutes – March 20, 2025
File Number NI26-1059
Comm. Dist. All
Recommendation Receive and File
- N94 Planning Commission (PC) Meeting Minutes – April 9, 2026
File Number NI26-1060
Comm. Dist. All
Recommendation Receive and File
- N95 Planning Commission (PC) Meeting Minutes – August 21, 2025
File Number NI26-1061
Comm. Dist. All
Recommendation Receive and File
- N96 Planning Commission (PC) Meeting Minutes – September 5, 2024
File Number NI26-1062
Comm. Dist. All
Recommendation Receive and File
- N97 Planning Commission (PC) Meeting Minutes – November 20, 2025
File Number NI26-1063
Comm. Dist. All
Recommendation Receive and File
- N98 Planning Commission (PC) Meeting Minutes – December 11, 2025
File Number NI26-1064
Comm. Dist. All
Recommendation Receive and File
- N99 Planning Commission Workshop (PCWS) Meeting Minutes – August 27, 2025
File Number NI26-1065
Comm. Dist. All
Recommendation Receive and File

N100 Planning Commission Workshop (PCWS) Meeting Minutes – November 6, 2025

File Number NI26-1066

Comm. Dist. All

Recommendation Receive and File

Miscellaneous

N101 Release of the Right-of-Way (ROW) Performance Guarantee Surety Bond No. SU1197160 and Accept ROW Maintenance Guarantee Surety Bond No. 800191958 and its Associated Rider – Pulte Home Company, LLC (Developer) – Whispering Pines Phase 3, Right of Way Improvements (Construct Turn Lanes, Pathways/Sidewalks on Wilson Road and Lake Patience Road), Permit No. ROW-2023-00623 (PDE25-0483)

File Number NI26-0734

Comm. Dist. 4

Recommendation Receive and File

N102 Alternative Standard - Land O' Lakes Chipotle - Alliant Partners, LLC - An Alternative Standard from the Land Development Code (LDC) Section 905.2.D.4.c, Building Perimeter Landscaping - Located in Central Pasco County on the Northwest Corner of the Intersection of Land O' Lakes Boulevard/US Hwy 41 and Causeway Boulevard

File Number NI26-0810

Comm. Dist. 4

Recommendation Receive and File

N103 Alternative Standard - Saddlebrook Dental Office - WMG Acquisitions, LLC - An Alternative Standard from the Land Development Code (LDC) Section 905.2.D.5, Site Perimeter Landscape Buffering and Screening - Located in South Central Pasco, Abutting the South Side of Wesley Chapel Boulevard, Approximately One-Quarter Mile West of Curley Road

File Number NI26-0811

Comm. Dist. 2

Recommendation Receive and File

N104 Alternative Standard - Circle K SR 52 & Sandridge - Circle K Stores, Inc. - An Alternative Standard from the LDC Section 905.2.D.5 Site Perimeter Landscaping and Buffering - Located in Central Pasco on the North Side of SR 52, Approximately 2,400 Feet West of Land O' Lakes Boulevard/US Hwy 41

File Number NI26-0812

Comm. Dist. 5

Recommendation Receive and File

- N105 Allowance Authorization Release (AAR) No. 3 – Kamminga & Roodvoets, Inc. – Cypress Creek Road and County Line Road Intersection Improvements (TED26-0318)
File Number NI26-0822
Comm. Dist.
Recommendation Receive and File
- N106 FAC26-1140 – Wesley Chapel Library – Bill of Sale and Limited Warranty – Urban Conga – June 18, 2026
File Number NI26-0855
Comm. Dist. All
Recommendation Receive and File
- N107 FAC26-1141 – Change Order No. 4 to Task Order FM24-033 – Bandes Construction Company, Inc. – Fleet Management Department McKendree Road Building Expansion – \$469.83 – July 2, 2026
File Number NI26-0856
Comm. Dist. All
Recommendation Receive and File
- N108 Alternative Standard - Anderson Family Park - Pasco County Facilities Management Dept. - An Alternative Standard from the Land Development Code (LDC) Section 905.2.D.5, Site Perimeter Landscape Buffering and Screening - Located in Southwest Pasco County, Abutting the South Side of Moog Road and the North Side of Elkhorn Boulevard
File Number NI26-0929
Comm. Dist. 3 - Starkey
Recommendation Receive and File
- N109 Alternative Standard - Big Box SR 56 & Morris Bridge - Stiles Corporation - Alternative Standard from the Land Development Code (LDC) Sections 1102.4.H.1.b, Large Scale Commercial Retail Design Standards, Landscape (All Other Facades); 1102.4.D, Large Scale Commercial Retail Design Standards, Service Area; 1102.4.F, Pedestrian Circulation - Located in Southeast Pasco County, on the Southwest Corner of the SR 56 and Morris Bridge Intersection
File Number NI26-0930
Comm. Dist. 2
Recommendation Receive and File
- N110 (SPS26-0011) Second Amendment to the Opioid Funding Agreement – Premier Community HealthCare Group, Inc. – Extend the Expenditure Term – No Funding Required
File Number NI26-0931
Comm. Dist. All
Recommendation Receive and File

- N111 (SPS26-0017) First Amendment to the Year 2 Opioid Funding Agreement – Alliance for Healthy Communities, Inc. – Extend the Expenditure Term – No Funding Required
File Number NI26-0932
Comm. Dist. All
Recommendation Receive and File
- N112 (SPS26-0020) First Amendment to the Year 2 Opioid Funding Agreement – Recovery Epicenter Foundation, Inc. – Extend the Expenditure Term – No Funding Required
File Number NI26-0933
Comm. Dist. All
Recommendation Receive and File
- N113 Task Order No. 1-26 – Ardurra Group, Inc. – Southwest Utility Improvements (UTD26-0274)
File Number NI26-0988
Comm. Dist. 3, 5
Recommendation Receive and File
- N114 Task Order No. 2-26 – Kimley-Horn and Associates, Inc. – Bulk Sewer Meter Assessment and Replacements (PCU 22-019.00) (UTD26-0309)
File Number NI26-0989
Comm. Dist. All
Recommendation Receive and File
- N115 Amendment No. 1 to the Agreement with Catholic Charities Diocese of St. Petersburg, Inc. for Emergency Solutions Grant Rapid Unsheltered Survivor Housing (ESG-RUSH)
File Number NI26-0928
Comm. Dist. ALL
Recommendation Receive and File
- N116 Recording of Plat with Performance Guarantees – Stonebridge North – Clayton Properties Group, Inc. – Central Pasco County Located Approximately 3,500 Feet North of Eiland Boulevard, 3,600 Feet East of Handcart Road, and West of and Abutting the City of Zephyrhills (PDE25-0279)
File Number NI26-0991
Comm. Dist. 1
Recommendation Receive and File

- N117 Recording of Plat with Performance Guarantees – Acacia Fields – Phase IA – Jen Holdco 23, LLC – Boger Ranch, LLC – Brad Boger – East Central Pasco County, on the North Side of Tyndall Road, Approximately 700 Feet East of Curley Road (PDE25-0424)
File Number NI26-0994
Comm. Dist.
Recommendation Receive and File
- N118 Recording of Plat with Performance Guarantee – Speros FL Clinic - Moffitt Real Estate Holding Corporation – South of Ridge Road along Wilton Way (PDE26-0063)
File Number NI26-0996
Comm. Dist.
Recommendation Receive and File
- N119 Recording of Plat with Performance Guarantees – Magnolia Island Phases IA and 1B – Homes By West Bay, LLC and DF GTIS III Magnolia Island, LLC (Developers) – Abutting Bowman Road to the North Approximately 0.25 Mile West of U.S. Highway 41 (PDE26-0072)
File Number NI26-0997
Comm. Dist.
Recommendation Receive and File
- N120 Recording of Plat with Performance Guarantee – Towns of Cypress Preserve – 52 Groves QOZB, L.L.C. – West Central Pasco County on the North Side of State Road 52 and Approximately 1.23 West of US Highway 41 (PDE26-0080)
File Number NI26-0998
Comm. Dist. 5
Recommendation Receive and File
- N121 Recording of Plat with Performance Guarantees – Twin Oaks - ORB Group Florida, LLC – Abutting Handcart Road to the East, Approximately 1 Mile North of State Road 54 (PDE26-0116)
File Number NI26-0999
Comm. Dist. 1
Recommendation Receive and File
- N122 Recording of Plat – Riverwood Estates Phase IC - Block 29 & Tract "T" - Partial Replat – Jen Tampa 10, LLC and the Riverwood Estates Community Development District - Approximately .20 Miles East of Rapid River Boulevard, Approximately .10 Miles West of Yukon Drive (26-0168)
File Number NI26-1000
Comm. Dist. 1
Recommendation Receive and File

- N123 Recording of Plat with Performance Guarantees – Vida's Way Legacy Phase 2A – Pulte Home Company, LLC – Approximately .80 Miles South of Overpass Road, Approximately .80 Miles West of Handcart Road (PDE26-0169)
File Number NI26-1001
Comm. Dist. 1
Recommendation Receive and File
- N124 Recording of Plat with Performance Guarantee – Longleaf Neighborhood Four Phase III – Hawk Longleaf, LLC – Southwest Pasco County, on the West Side of Starkey Blvd, Approximately. 1.2 Miles West of State Road 54 (PDE26-0193)
File Number NI26-1002
Comm. Dist. 3
Recommendation Receive and File
- N125 Task Order No. 5-26 – Stroud Engineering Consultants, Inc. – State Road 52 Utility Relocations and Adjustments from U.S. 41 to Bellamy Brothers Boulevard (PCU 08-053.02) (UTD26-0399)
File Number NI26-1004
Comm. Dist. All
Recommendation Receive and File
- N126 First One-Year Renewal to IFB-FP-23-105 – Central Florida Transport, LLC, and Asphalt Millings, Inc. d/b/a AMI Recycling & Services – As Needed Crushed Stone #57 (PWM26-0029)
File Number NI26-1005
Comm. Dist. All
Recommendation Receive and File
- N127 Additional Purchasing Authority IFB-FP-24-076 – Multiple Vendors – As Needed Asphaltic Concrete (PWM26-0058)
File Number NI26-1006
Comm. Dist. All
Recommendation Receive and File
- N128 First Amendment for Additional Purchase Authority for IFB-FP-25-112 – EnviroWaste Services Group, Inc. – As-Needed Sewage Debris Retrieval and Hauling Services – Multi-Year Award (UTOM26-0656)
File Number NI26-1007
Comm. Dist. All
Recommendation Receive and File

- N129 (SPS26-0009) First Amendment to the Year 2 Opioid Funding Agreements – Operation PAR, Pasco Kids First, and Warrior Wellness Program
File Number NI26-1009
Comm. Dist. All
Recommendation Receive and File
- N130 (SPS26-0012) First Amendment to the Year 2 Opioid Funding Agreement – Florida Recovery Schools
File Number NI26-1010
Comm. Dist. All
Recommendation Receive and File
- N131 Non-Substantial Modification - Avalon Park West MUTRM (Mixed-Use Trip Reduction Measures) Plan
File Number NI26-1012
Comm. Dist. 1
Recommendation Receive and File
- N132 Non-Substantial Modification - Avalon Park West LUEM (Land Use Equivalency Matrix) Exchange Request
File Number NI26-1013
Comm. Dist. 1
Recommendation Receive and File
- N133 Recording of Plat with Performance Guarantees - Chapel Manor Phase One - KB Home Tampa, LLC - East Central Pasco County, Approximately 114 ft East of Handcart Road and North of East West Vision Collector Road (Chapel Manor Boulevard). (PDE26-0159)
File Number NI26-1018
Comm. Dist. 1
Recommendation Receive and File
- N134 Recording of Plat with Performance Guarantees - Shores at Mirada - Arroyo Cap V-1, LLC- South of State Road 52, Approximately 400 Feet East of Mirada Boulevard (PDE26-0198)
File Number NI26-1019
Comm. Dist. 1
Recommendation Receive and File
- N135 Recording of Plat with Performance Guarantees - Two Rivers Parcel D11 - EPG Two Rivers Holdings VII, LLC, and D.R. Horton, Inc. - North Side of South County Line Road Abutting Colston Avenue (PDE26-0215)
File Number NI26-1020
Comm. Dist. 1
Recommendation Receive and File

- N136 Recording of Plat with Performance Guarantee - Hilltop Vistas - Meritage Homes of Florida, Inc. - Approximately 544 feet North of County Road 52 West of Happy Hill Road (PDE26-0232)
File Number NI26-1021
Comm. Dist. 1
Recommendation Receive and File
- N137 Recording of Plat with Performance Guarantees - Sagebrush Phases IA and IB - DRP Bookbinder Multistate, LLC and LEN-Sagebrush, LLC - Approximately. 70 Miles East of Little Road and Abutting Denton Avenue (PDE26-0233)
File Number NI26-1022
Comm. Dist. 5
Recommendation Receive and File
- N138 Recording of Plat with a Performance Guarantee - Terra View - Q Terra Holdings, LLC and Thunder Developments, LLC-Approximately 393 feet North of County Road 52 and 1.64 Miles East of I-75 (PDE26-0233)
File Number NI26-1023
Comm. Dist. 1
Recommendation Receive and File
- N139 Recording of Plat with Performance Guarantees - Boger Ranch 2 - TPG AG EHC III (LEN) Multi State 2, LLC - Approximately .50 Miles East of Curley Road and 1.25 Miles South of McCabe Road (PDE26-0238)
File Number NI26-1024
Comm. Dist. 1
Recommendation Receive and File
- N140 Recording of Plat with Performance Guarantees - Family Trail Plat - Meritage Homes of Florida, Inc. -Abutting Hudson Avenue to the North, Approximately 1.5 Miles West of Hays Road (PDE26-0239)
File Number NI26-1025
Comm. Dist. 5
Recommendation Receive and File
- N141 Recording of Plat with Performance Guarantees - Northridge Estates-Phase 1, 2 and Commercial - Northridge 829, LLC - South of County Line Road Approximately 2 Miles West of I-75 (PDE26-0258)
File Number NI26-1026
Comm. Dist. 5
Recommendation Receive and File

- N142 Recording of Plat with Performance Guarantees - New Port Corners Phase 2A-4 - OCS-HS Lot Option Pool 03, L.P. -Abutting Little Road, Approximately .87 Miles South of Decubellis Road (to Lindy Lane)
File Number NI26-1029
Comm. Dist. 4
Recommendation Receive and File
- N143 Recording of Plat with Performance Guarantees - Meadow Oaks Parcels O & K - DRB Group Florida, LLC - Approximately 1.2 Miles North of State Road 52 and Approximately 1.5 Miles West of Hays Road (PDE26-0341)
File Number NI26-1030
Comm. Dist. 5
Recommendation Receive and File
- N144 Recording of Plat with Performance Guarantees - Starkey Ranch Blueberry Farms - Jen Tampa 14, LLC and Weekley Homes, LLC - South of Lake Blanche Drive, Approximately .30 Miles North of State Road 54 (PDE26-0344)
File Number NI26-1031
Comm. Dist. 3
Recommendation Receive and File
- N145 Recording of Plat with Performance Guarantees - New Port Corners Phase 1B-4 Active Adult - CAL Hearthstone Lot Option Pool 03, L.P. - Bounded by Osteen Road and Little Road Approximately 2800 +/- Feet South of Massachusetts Avenue Approximately 2500 Feet North of Plathe Road (PDE26-0372)
File Number NI26-1032
Comm. Dist. 4
Recommendation Receive and File
- N146 Recording of Plat - Henson Hill - Visionary Property Group, LLC and Brenda M. Alfonso - East of Smith Road, Approximately .40 Miles North of Clinton Avenue and Approximately .65 Miles East of County Road 52 (PDE26-0382)
File Number NI26-1033
Comm. Dist. 1
Recommendation Receive and File
- N147 Third Renewal to the Nutrition Consultant Agreement — Florida Department of Health
File Number NI26-0147
Comm. Dist. All
Recommendation Receive and File

- N148 Concord Station Community Development District – Proposed Fiscal Year 2026 2027 Budget
File Number NI26-1067
Comm. Dist. All
Recommendation Receive and File
- N149 Connerton East Community Development District Annual Financial Audit Report for Fiscal Year Ended September 30, 2025 - Received June 19, 2026
File Number NI26-1068
Comm. Dist. All
Recommendation Receive and File
- N150 Copperspring Community Development District Annual Financial Audit Report for Fiscal Year Ended September 30, 2025 - Received July 16, 2026
File Number NI26-1069
Comm. Dist. All
Recommendation Receive and File
- N151 Country Walk Community Development District Annual Financial Audit Report for Fiscal Year Ended September 30, 2025 - Received June 19, 2026
File Number NI26-1070
Comm. Dist. All
Recommendation Receive and File
- N152 Deerbrook Community Development District Annual Financial Audit Report for Fiscal Year Ended September 30, 2025 - Received July 16, 2026
File Number NI26-1071
Comm. Dist. All
Recommendation Receive and File
- N153 Commission on the Status of Women (CSW) Annual Survey Results 2026
File Number NI26-1090
Comm. Dist. All
Recommendation Receive and File
- N154 Hidden Creek North Community Development District Annual Financial Audit Report for Fiscal Year Ended September 30, 2025 - Received July 16, 2026
File Number NI26-1074
Comm. Dist. All
Recommendation Receive and File

- N155 Lake Padgett Estates Independent Special District Annual Financial Audit Report for Fiscal Year Ended September 30, 2025 - Received July 20, 2026
File Number NI26-1075
Comm. Dist. All
Recommendation Receive and File
- N156 Lakeside Community Development District Annual Financial Audit Report for Fiscal Year Ended September 30, 2025 - Received July 16, 2026
File Number NI26-1076
Comm. Dist. All
Recommendation Receive and File
- N157 Mitchell Ranch Community Development District Annual Financial Audit Report for Fiscal Year Ended September 30, 2025 - Received July 16, 2026
File Number NI26-1077
Comm. Dist. All
Recommendation Receive and File
- N158 New Port Corners Community Development District Annual Financial Audit Report for Fiscal Year Ended September 30, 2025 - Received July 20, 2026
File Number NI26-1078
Comm. Dist. All
Recommendation Receive and File
- N159 PSC-2026-0217-CO-EU – Docket No. 20260013-EU – Tampa Electric Company and Duke Energy Florida, LLC – Issued June 17, 2026
File Number NI26-1079
Comm. Dist. All
Recommendation Receive and File
- N160 PSC-2026-0218-PCO-EI – Docket No. 20260064-EI – Duke Energy Florida, LLC – Issued June 19, 2026
File Number NI26-1080
Comm. Dist. All
Recommendation Receive and File
- N161 PSC-2026-0237-PAA-EI – Docket No. 20260044-EI – Duke Energy Florida, LLC – Issued June 23, 2026
File Number NI26-1081
Comm. Dist. All
Recommendation Receive and File

- N162 PSC-2026-0247-CO-EI – Docket No. 20260044-EI – Duke Energy Florida, LLC – Issued July 15, 2026
File Number NI26-1082
Comm. Dist. All
Recommendation Receive and File
- N163 Talavera Community Development District Annual Financial Audit Report for Fiscal Year Ended September 30, 2025 - Received July 20, 2026
File Number NI26-1083
Comm. Dist. All
Recommendation Receive and File
- N164 Waters Edge Community Development District Annual Financial Audit Report for Fiscal Year Ended September 30, 2025 - Received July 16, 2026
File Number NI26-1084
Comm. Dist. All
Recommendation Receive and File
- N165 Wesbridge Community Development District Annual Financial Audit Report for Fiscal Year Ended September 30, 2025 - Received July 16, 2026
File Number NI26-1085
Comm. Dist. All
Recommendation Receive and File
- N166 WireGrass Community Development District Annual Financial Audit Report for Fiscal Year Ended September 30, 2025 - Received July 20, 2026
File Number NI26-1086
Comm. Dist. All
Recommendation Receive and File
- N167 Wiregrass Community Development District Proposed Fiscal Year 2026 2027 Budget - Received June 11, 2026
File Number NI26-1087
Comm. Dist. All
Recommendation Receive and File
- N168 Wiregrass II Community Development District Annual Financial Audit Report for Fiscal Year Ended September 30, 2025 - Received July 20, 2026
File Number NI26-1088
Comm. Dist. All
Recommendation Receive and File

N169 Wiregrass II Community Development District Proposed Fiscal Year 2026
2027 Budget - Received June 11, 2026

File Number NI26-1089

Comm. Dist. All

Recommendation Receive and File

N170 Surplus Declaration - Zoll Autopulse Resuscitation Systems

File Number NI26-1765

Comm. Dist. All

Recommendation Receive and File

Addendum

There was none.

Walk-Ons

There were none.

Post Meeting Materials

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

Adjourn

The meeting adjourned at 2:57 p.m.

Prepared by: Jessica L Faircloth, Records Clerk III, Board Records Division