

County Commissioners

Honorable Ronald E. Oakley, District 1
Honorable Second Vice Chairman Seth Weightman,
District 2
Honorable Chairman Kathryn Starkey, District 3
Honorable Lisa Yeager, District 4
Honorable Vice Chairman Jack Mariano, District 5

Clerk & Comptroller

Honorable Nikki Alvarez-Sowles, Esq.

County Administrator

Mike Carballa, P.E.

County Attorney

Jeffrey N. Steinsnyder, Esq.

Pasco County Commission Agenda

Tuesday, June 17, 2025

10:00 AM



West Pasco Government Center, Board Room, 1st Floor
8731 Citizens Drive, New Port Richey, Florida 34654

This meeting will be broadcast live on the [County's website](#), [YouTube channel](#), and Frontier Channel 42 and Spectrum Channel 643 (only for residents living in Pasco County).

Please silence all electronic devices.

- 10:00 a.m. - **Public Comment.** All resolutions will be presented after Public Comment.
- **Consent and Regular**
- 12:00 p.m. - Recess
- 1:30 p.m. - **Public Hearings.** Following the Public Hearings, the County Commission will complete any unfinished items from the 10:00 a.m. session.

The County Commission Agenda comprises four sections:

Public Comment is the section when individuals can comment on matters that the Board has before it for consideration. Everyone is limited to three minutes for such comments. A yellow light will appear on the timer at the top of the podium when you have one minute

remaining, then three beeps will sound when your time is up. The **Consent** section contains numerous routine matters that require the approval of the County Commission but do not require discussion. Prior to voting on the Consent portion of the agenda a County Commissioner, the County Administrator, or the County Attorney may request an item be removed from the Consent portion for discussion, correction, or withdrawal. All remaining items on Consent are approved by the County Commission with a single motion and vote. The **Regular** section consists of items for approval by the County Commission that require discussion, motions, and votes on an item-by-item basis. Beginning at 1:30 p.m., the final section of the agenda is **Public Hearings**, which are advertised items, including rezonings, land use amendments, ordinance adoptions and revisions. Comments by the public are allowed on each item.

Any person desiring to appeal any decision made by the Planning Commission or Board of County Commissioners with respect to any matter considered at any meeting or hearing will need a record of the proceedings and may need to ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which the appeal is to be based. For this meeting, persons may obtain a verbatim record of the proceeding by contacting the Clerk and Comptroller's office, East Pasco Government Center, 14326 6th Street, Suite 201, Dade City, Florida 33523-3414; or at (352)521-4345.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the County's Human Resources Department, Internal Services Building, 7536 State Street, New Port Richey, FL 34654; (727) 847-8030 (V) at least 7 days before the public hearing, or immediately upon receiving this notification if the time before the public hearing is less than 7 days; if you are hearing or voice impaired, call 711.

Call To Order

Invocation

Pledge of Allegiance

Roll Call

Public Comment

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

Resolutions

Commissioners Items - Commissioner Oakley

- RS1 A Resolution By The Board Of County Commissioners Of Pasco County, Florida, Honoring Lieutenant Colonel Kenneth Sawyer On His 100th Birthday
File Number CAO25-5151
Comm. Dist. All
Recommendation Approve

Commissioners Items - Commissioner Weightman

- RS2 A Resolution By The Board Of County Commissioners Of Pasco County, Florida, Declaring June 15-21, 2025, As Waste And Recycling Workers Week In Pasco County
File Number CAO25-5149
Comm. Dist. All
Recommendation Approve

Commissioners Items - Commissioner Yeager

- RS3 A Resolution By The Board Of County Commissioners Of Pasco County, Florida, Proclaiming Pasco County As An Inclusive Recovery County
File Number CAO25-5123
Comm. Dist. All
Recommendation Approve

Consent

District One - Commissioner Oakley

- C4 A Resolution By The Board Of County Commissioners Of Pasco County, Florida, Expressing Appreciation To Robert Christmas For His Thirty-Four Years Of Exceptional Service To Pasco County
File Number CAO25-5148
Comm. Dist. All
Recommendation Approve

Constitutional Officers - Clerk and Comptroller

- C5 Tax Deed Applications - Clerk & Comptroller - Letter Dated May 24, 2025 Memorandum
File Number CO25-0144
Comm. Dist. All
Recommendation Approve

Constitutional Officers - Clerk - Financial Matters

- C6 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 CO25-0145

Comm. Dist. All
Recommendation Approve

Legislative/Administrative - County Administrator

- C7 Commission on the Status of Women – Toni Zetzche – Appointment of Nomination – No Funding Required
File Number CA25-5023
Comm. Dist. All
Recommendation Approve

Development Services - Building Construction Services

- C8 Approve Pasco County Construction Board (PCCB) Appointment for Three-Year Terms – No Funding Required
File Number BCS25-0165
Comm. Dist. All
Recommendation Approve

Development Services - Planning, Development, and Economic Growth

- C9 State Financial Assistance Agreement – State of Florida, Department of Transportation – Infrastructure Funding – \$5,130,133.00
File Number PDE25-0243
Comm. Dist. 4
Recommendation Approve
- C10 State Financial Assistance Agreement – State of Florida, Department of Transportation – Infrastructure Funding – \$3,000,000.00
File Number PDE25-0244
Comm. Dist. 4
Recommendation Approve
- C11 Recording of Plat with Performance Guarantees – CRCG One, LP, Rave Commercial Mirada Ascend SE, LLC, Arroyo Cap V-1, LLC – Mirada Parcel 27 (6 Commercial Tracts on 61.253 Acres, South of McCabe Road (f/k/a Clinton Avenue Extension) Approximately 0.07 Miles East of Mirada Boulevard) – No Funding Required
File Number PDE25-0249
Comm. Dist. 1
Recommendation Approve

Internal Services - Facilities Management

- C12 Task Order No. FM25-005 — West Pasco Government Center Renovation Second Floor Commons Area — Bandes Construction Company Inc. — \$728,400.00
File Number FAC25-0112
Comm. Dist. 4
Recommendation Approve

- C13 Task Order No. FM25-008 – Williamson Dacar Associates, Inc., d/b/a Williamson Design Associates – West Pasco Government Center 3rd Floor Renovation – Design & Construction Services – \$127,510.00
File Number FAC25-0113
Comm. Dist. 4
Recommendation Approve
- C14 Additional Purchasing Authority — Air Mechanical & Service Corporation — Agreement for Solicitation No. RFP-CA-23-090, Comprehensive Building Automation and Mechanical Systems Services — \$6,000,000.00
File Number FAC25-0122
Comm. Dist. All
Recommendation Approve
- C15 Request to Declare Surplus Real Property – 1.49 Acres North of Piper Drive, New Port Richey – No Funding Required
File Number FAC25-0141
Comm. Dist. 4
Recommendation Approve
- C16 Exempt Purchase – Library Interiors of Florida, Inc. – Purchase and Installation of Miscellaneous New Library Multi-Purpose Furnishings – \$704,837.96
File Number FAC25-0142
Comm. Dist. 2
Recommendation Approve
- C17 Accept Deed and Adopt Resolution Cancelling Taxes – Florida Premier Property Group, LLC – Pretty Pond Road – No Funding Required
File Number FAC25-0144
Comm. Dist. 1
Recommendation Approve
- C18 Second Amended and Restated Resolution Vacating, Abandoning, and Discontinuing Portions of Platted Rights-of-Way – Leaf Lane, Camphorwood Lane, and Breezewood Drive – Blue Triton Brands, Inc. – No Funding Required
File Number FAC25-0152
Comm. Dist. 1
Recommendation Approve
- C19 Agreement for Sale and Purchase of Property – The James H. English Trust, dated February 2, 1999 – Old Pasco Road Widening, from C.R. 54 to North of Sonny Drive, Project No. No. X11223.10 – \$1,415,000.00
File Number FAC25-0154
Comm. Dist. 2
Recommendation Approve
- C20 Cooperative, Piggyback, and Exempt Purchase - Office Worx, Inc. - Furniture for the Pasco County Jail Expansion - \$589,393.92

File Number FAC25-0155
Comm. Dist. 2
Recommendation Approve

- C21 Grant Easement to Withlacoochee River Electric Cooperative, Inc. – Fire Rescue Station #2 – No Funding Required

File Number FAC25-0160
Comm. Dist. 2
Recommendation Approve

- C22 Approve Sole Source Purchasing Authority – Automated Building Control Systems, Inc. – As-Needed Comprehensive HVAC Controls – \$1,750,000.00

File Number FAC25-0165
Comm. Dist. All
Recommendation Approve

- C23 Fifth Amendment to Agreement for Design of Pasco County Jail Expansion (RSQ-KM-20-003) - Hellmuth, Obata & Kassabaum, Inc. - Additional Construction Administration Services - \$1,107,392.32

File Number FAC25-0171
Comm. Dist. 2
Recommendation Approve

Internal Services - Information Technology

- C24 Spectrum Amendment No. 2 to the Spectrum Enterprise Service Agreement – Charter Communications Operating, LLC (Spectrum) – Advanced Broadband, Metro-Ethernet, and Coax Services – \$6,307,000.00

File Number IT25-0020
Comm. Dist. All
Recommendation Approve

- C25 Approval of Delegation of Signature Authority for Grant Agreement – The State of Florida Department of Management Services – No Funding Required

File Number IT25-0023
Comm. Dist. All
Recommendation Approve

Internal Services - Purchasing

- C26 Authorization to Shortlist and Delegation of Negotiation and Execution of Agreement to County Administrator for Solicitation No. RSQ-KM-25-020 – Collier Parkway Extension (Parkway Boulevard to SR52) Route Study – Not to Exceed Budgeted Amount Plus 20 Percent

File Number PU25-0021
Comm. Dist. All
Recommendation Approve

- C27 Classification, Sale, and Disposal of Surplus County Property – No Funding

Required
File Number PU25-0023
Comm. Dist. All
Recommendation Approve

Public Infrastructure - Public Works

- C28 Accept Deed and Accept Road Into County's Road System for Maintenance – Alphonse and Deborah Dubois – Elmont Avenue – No Funding Required
File Number PW25-0042
Comm. Dist. 5
Recommendation Approve
- C29 Local Agency Emergency Repair Agreement and Authorizing Resolution – State of Florida, Department of Transportation (FDOT) – \$776,655.00 (FDOT)
File Number PW25-0051
Comm. Dist. 1
Recommendation Approve
- C30 Award of Bid No. IFB-KM-24-112 – Asphalt Paving Systems, Inc. and Superior Asphalt, Inc. – Roadway Rehabilitation and Repaving – \$46,546,506.34
File Number PW25-0052
Comm. Dist. All
Recommendation Approve

Public Infrastructure - Solid Waste

- C31 Delegation of Authority to County Administrator for Execution of Confidentiality Agreements – Reworld Pasco, LLC – No Funding Required
File Number SW25-0457
Comm. Dist. All
Recommendation Approve

Public Infrastructure - Transportation Engineering

- C32 Task Order No. TED25-0262 – Burgess & Niple, Inc. – Osteen Road (Massachusetts Avenue to Orchid Lake Road) Feasibility Study – \$272,100.24
File Number TED25-0262
Comm. Dist. 4
Recommendation Approve
- C33 Task Order No. TED25-0274 – Kisinger Campo & Associates, Corp. – Construction Engineering and Inspection Services for Mitchell Boulevard Multi-Use Path from Churchill Parkway to Trinity Oaks Boulevard – \$330,115.81
File Number TED25-0274
Comm. Dist. 3
Recommendation Approve

Public Infrastructure - Utilities

- C34 Task Order No. 2-25 – Arcadis U.S., Inc. – Staff Augmentation (PCU23-901.00) – \$497,588.00
File Number UTD25-0269
Comm. Dist. All
Recommendation Approve
- C35 Task Order No. 3-25 – Arcadis U.S., Inc. – Staff Augmentation, Site Development Review Assistance (PCU23-901.00) – \$143,044.00
File Number UTD25-0270
Comm. Dist. All
Recommendation Approve
- C36 Task Order No. 3-25 – Mead and Hunt, Inc. – Well No. 1 Conversion to Trimming and Booster Site (PCU25-003.00) – \$235,496.00
File Number UTD25-0336
Comm. Dist. 5
Recommendation Approve
- C37 Change Order No. 1 – Titan Construction Management LLC – Shady Hills Wastewater Treatment Plant (WWTP) Clarifier No. 5 Condition Assessment and Repairs; Time Extension (PCU22-003.00) – \$193,075.00
File Number UTD25-0463
Comm. Dist. 5
Recommendation Approve
- C38 Award of Bid No. IFB-BW-25-034 – U.S. Water Services Corporation d/b/a Rocha Controls – As Needed Instrumentation and Control Systems Calibration Services – Multi-Year Award – \$79,570.00
File Number UTOM25-0390
Comm. Dist. All
Recommendation Approve
- C39 First Amendment – Source Technologies LLC – Odor and Corrosion Control Services – \$555,000.00
File Number UTOM25-0426
Comm. Dist. All
Recommendation Approve
- C40 Award of Bid No. IFB-BW-25-065 – M8 Management LLC – Filter Media: Gravel and Silica Sand – Multi-Year Award – \$1,569,053.00
File Number UTOM25-0454
Comm. Dist. All
Recommendation Approve

Public Safety - Fire Rescue

- C41 Exempt Purchase - AdventHealth West Florida Imaging, Inc. - As Needed Imaging and Lab Outpatient Services - \$300,000.00

File Number FR25-1654
Comm. Dist. All
Recommendation Approve

- C42 Denial of Application for Certificate of Public Convenience and Necessity (COPCN) – To Provide Basic Life Support Transport Service, Basic Life Support Interfacility Transport Service and Advanced Life Support Interfacility Transport Service – Florida Ambulance Service, LLC d/b/a Florida Medical Transport – No Funding Required
File Number FR25-1755
Comm. Dist. All
Recommendation Approve

Public Services - Parks, Recreation and Natural Resources

- C43 Gulf Harbors Neighborhood Park Municipal Service Benefit Unit Advisory Committee Appointments – Parks, Recreation, and Natural Resources Department - Advisory Committee Membership Appointments - No Funding Required
File Number PRN25-0073
Comm. Dist. 3
Recommendation Approve
- C44 Contract for Sale and Dedication of Park Site – EPG Two Rivers QOZP, LLC – 85 Acres – Two Rivers MPUD – \$18,079,358.33
File Number PRN25-1067
Comm. Dist. 1
Recommendation Approve

Public Services - Public Transportation

- C45 Public Transportation Grant Agreement and Authorizing Resolution – Federal Transit Administration – 5310 Enhanced Mobility of Seniors and Individuals with Disabilities – CFDA No. 20.513 – \$540,000.00 (Federal) \$67,500.00 (FDOT); \$67,500.00 (County)
File Number PT25-0019
Comm. Dist. All
Recommendation Approve
- C46 Public Transportation Grant Agreement and Authorizing Resolution – Federal Transit Administration – 5311 Funding Formula Grants for Rural Areas – CFDA No. 20.509 – \$152,426.00 (FDOT); \$152,426.00 (County)
File Number PT25-0020
Comm. Dist. All
Recommendation Approve

Public Services - Support Services

- C47 Community Abatement Plan – Pasco County Opioid Task Force – Title Change and Updates to the Plan – No Funding Required

File Number SPS25-0038
Comm. Dist. All
Recommendation Approve

C48 Amendment to Child Examination Agreement – Pasco Kids First, Inc. – Increase in Children’s Medical Examination Fee and Reimbursement of Operational Costs – No Funding Required

File Number SPS25-0040
Comm. Dist. All
Recommendation Approve

Regular

District Five - Commissioner Mariano

R49 (11:45 AM Time Certain) Regional Planning Council Presentation

File Number BCC25-0102
Comm. Dist. All
Recommendation Presentation Only

Legislative/Administrative - County Administrator

R50 (11:30 a.m. Time Certain) Commission on the Status of Women 2025 Workplan

File Number CA25-5032
Comm. Dist. All
Recommendation Presentation Only

R51 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 CA25-5029
Comm. Dist. All
Recommendation Approve

Public Infrastructure - Utilities

R52 Confirmation, Utilities Director – Joseph K.O. Amoah, P.E. – Annual Salary of \$160,000.00

File Number UT25-0466
Comm. Dist. All
Recommendation Approve

Public Services - Destination Management Organization

R53 Award of Bid No. ITN-DS-24-113 – WRSC SFM, LLC – Operations, Maintenance, and Future Expansion of the Wiregrass Ranch Sports Campus of Pasco County – Multi-Year Award - \$750,000.00

File Number DMO25-0100
Comm. Dist. All
Recommendation Approve

Updates from Chairman-Appointed Boards and Committees
Miscellaneous Business - District One - Commissioner Oakley
Miscellaneous Business - District Two - Commissioner Weightman
Miscellaneous Business - District Three - Commissioner Starkey
Miscellaneous Business - District Four - Commissioner Yeager
Miscellaneous Business - District Five - Commissioner Mariano
Miscellaneous Business - County Administrator
Miscellaneous Business - County Attorney
Miscellaneous Business - Clerk and Comptroller
Miscellaneous Business - Sheriff

Public Hearings

Proposed Ordinances at 1:30 p.m.

- P54 An Ordinance Amending The Pasco County Comprehensive Plan; Providing For A Small-Scale Comprehensive Plan Amendment To The Future Land Use Map (Map 2-15 And Sheet 05) From RES-1 (Residential-1 du/ga) To RES-9 (Residential-9 du/ga) On Approximately 30 Acres Of Real Property Located On Crela Drive Approximately 231 Feet West of the Suncoast Parkway; And Providing For Additional Text Amendments As Necessary For Internal Consistency; Providing For A Repealer, Severability, And An Effective Date.
File Number PDE25-0013
Comm. Dist. 5
Recommendation Continuance Requested
- P55 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 10) From RES-1 (Residential- 1du/Ga) To PD (Planned Development) On Approximately 7.83 Acres Of Real Property Located North Of The Intersection Of Little Road And Jasmine Boulevard; And A Text Amendment Creating Subarea Policy FLU 7.1.82 – Little Road PD; And A Map Amendment To The Future Land Use Map 2-9 Adding Subarea Map 2-9(82) Little Road PD; And Providing For Additional Text Amendments As Necessary For Internal Consistency; Providing For A Repealer, Severability, And An Effective Date.
File Number PDE25-0054
Comm. Dist. 4
Recommendation Continuance Requested
- P56 An Ordinance By The Pasco County Board Of County Commissioners Amending The Pasco County Land Development Code; Amending Section 1001 Docks And Seawalls; Section 1001.1 Intent And Purpose; Section 1001.4 Visibility; Section 1001.5 Maximum Projection And Location of Docks And Seawalls; Creating Section 1001.6 Boat Lift Canopies; 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 PDE25-0175

Comm. Dist. All

Recommendation Continuance Requested

- P57 An Ordinance Amending Pasco County Ordinance No. 21-18 Expanding The Boundaries Of The Connerton East Community Development District Pursuant To Chapter 190, Florida Statutes; Providing For Miscellaneous Provisions; Providing For An Effective Date.

File Number PDE25-0124

Comm. Dist. 1

Recommendation Approve

- P58 An Ordinance Establishing The Blackwell Community Development District Pursuant To Chapter 190, Florida Statutes; Providing For Authority And Power Of The District; Providing For Powers And Duties Of The District; Providing For The Board Of Supervisors Of The District; Providing For The District Budget; Providing For Functions Of The District; Providing For Miscellaneous Provisions; Providing For An Effective Date.

File Number PDE25-0150

Comm. Dist. 5

Recommendation Approve

- P59 An Ordinance Amending Pasco County Ordinance No. 22-39 Contracting The Boundaries Of Deerbrook Community Development District Pursuant To Chapter 190, Florida Statutes; Providing For Miscellaneous Provisions; Providing For An Effective Date.

File Number PDE25-0176

Comm. Dist. 4

Recommendation Approve

- P60 An Ordinance By The Pasco County Board Of County Commissioners Amending The Pasco County Land Development Code; Amending Section 1001 Docks And Seawalls; Section 1001.1 Intent And Purpose; Section 1001.4 Visibility; Section 1001.5 Maximum Projection And Location of Docks And Seawalls; Creating Section 1001.6 Boat Lift Canopies; 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 PDE25-0135

Comm. Dist. All

Recommendation Approve

Public Hearings at 1:30 p.m.

- P61 An Assessment Resolution Of The Board Of County Commissioners Of Pasco County, Florida, Authorizing And Adopting An Amended Non-Ad Valorem Special Assessment Within The County Limits For The Purpose Of Benefiting

BCC Agenda

Page 12 of 22

Assessed Properties Through Enhanced Medicaid Payments For Local Services; Finding And Determining That Certain Real Property Is Specially Benefited By The Assessment; Collecting The Assessment Against The Real Property; Establishing A Public Hearing To Consider Imposition Of The Proposed Assessment And The Method Of Collection; Authorizing And Directing The Publication Of Notices In Connection Therewith; Providing For Certain Other Authorizations And Delegations Of Authority As Necessary; And Providing An Effective Date - No Funding Required

File Number SPS25-0039

Comm. Dist. All

Recommendation Approve

- P62 Petition to Vacate Platted Access Easement (Regular) – Arlington Dale Mabry, LLC – Dale Mabry Town Center – No Funding Required

File Number FAC25-0147

Comm. Dist. 4

Recommendation Approve

- P63 Zoning Amendment (Continuance) - Little Road MPUD Master Planned Unit Development - Nguyen Thien - A Rezoning Petition from E-R Estate Residential District to MPUD Master Planned Unit Development to Allow for 23 Townhomes and 32,452 Square Feet (SF) of Commercial Uses and Associated Infrastructure on 7.83 Acres, Located on the East Side of Little Road Approximately 550 Feet North of the Intersection of Little Road and Jasmine Boulevard

File Number PDE25-7721

Comm. Dist. 4

Recommendation Continuance Requested

- P64 Zoning Amendment (Continuance) – Pasco Mine MPUD Master Planned Unit Development – K&M Pasco 130 Holdings, LLC– A Rezoning Petition from an A-C Agricultural District to an MPUD Master Planned Unit Development to allow for the maximum development of 30,000 Square Feet of Commercial/Retail, 150,000 Square Feet of Light Industrial, and 7 Acres for a Concrete Batch Plant and associated infrastructure, on Approximately 19.41 Acres, Located South of County Line Road North and 1.25 miles West of Suncoast Parkway

File Number PDE25-7749

Comm. Dist. 5

Recommendation Continuance Requested

- P65 Zoning Amendment (Continuance) - SR 52 Elite – JDP Elite Development LLC – Rezoning Request from AR Agricultural Residential District and AC Agricultural District to MPUD Master Planned Unit Development District to Allow for the Maximum Development of 300 Platted Townhomes, 175,000 Square Feet of Commercial/Retail and 120 Hotel Rooms and Associated Infrastructure on Approximately 156.2 Acres Located in Central Pasco County Approximately 0.6 Miles East of the Intersection of State Road 52 and US 41

File Number PDE25-7811
Comm. Dist. 1
Recommendation Continuance Requested

- P66 Development Agreement (Continuance) – Riverstone (Renner) MPUD – KB Homes Tampa LLC – Second Amendment to the Development Agreement (DA) to Allow the Developer to Receive Certificates of Occupancy for 98 Homes Prior to Completion of Road Improvements for the Renner MPUD to Clarify Terms and Conditions Therein and Rename the Development Agreement from Renner to Riverstone

File Number PDE25-0144
Comm. Dist. 4
Recommendation Continuance Requested

- P67 Substantial Modification (Continuance) – Riverstone (Renner) MPUD – KB Homes Tampa LLC – Substantial Modification to Allow the Developer to Receive Certificates of Occupancy for 98 Homes Prior to Completion of Road Improvements Through Modification of a Previously Approved Condition to Rename the Renner MPUD to Riverstone MPUD

File Number PDE25-7838
Comm. Dist. 4
Recommendation Continuance Requested

- P68 Development Agreement (Consent) - Project @ VOPH, LLC - To Design, Permit, and Construct a Portion of Wirt (Elam) Road in Exchange for Transportation Development Fee Credits in the Villages of Pasadena Hills

File Number PDE25-0158
Comm. Dist. 1
Recommendation Approve

- P69 Zoning Amendment (Regular) – Kasting LLC/Little Road Rezoning – Change in Zoning from a PO-2 Professional Office District to a C-1 Neighborhood Commercial District – West Central Pasco County – Northeast Corner of the Intersection of Little Road and Jasmine Boulevard – Containing Approximately 3.03 acres.

File Number PDE25-7868
Comm. Dist. 4
Recommendation Approve

Noted Items

Agendas and Minutes

- N70 JEOP Meeting Minutes – January 27, 2025
File Number NI25-0715
Comm. Dist. All
Recommendation Receive and File

Miscellaneous

- N71 Pasco Sheriff's Office Letter Dated 04-27-2025 - Reimbursement for Expenses Incurred - Grant #15PBJA-21-GG-04328-MENT - 01-11-2025 through 03-31-2025 - \$26,525.60
File Number NI25-0113
Comm. Dist. All
Recommendation Receive and File
- N72 Pasco Sheriff's Office Letter Dated 04-29-2025 - Reimbursement for Expenses Incurred - Grant #15PBJA-24-GG-05234-JAGX - 01-01-2025 through 03-31-2025 - \$31,917.74
File Number NI25-0114
Comm. Dist. All
Recommendation Receive and File
- N73 Allowance Authorization Release (AAR) No. 2 – B.R.W. Contracting, Inc. – Old Pasco Road Improvements (North of Deedra Drive to North of Coyote Way/Sedgeway Boulevard) (TED25-0289)
File Number NI25-0143
Comm. Dist. 1, 2
Recommendation Receive and File
- N74 Allowance Authorization Release (AAR) No. 2 – Augustine Construction, Inc. – Construction of a 5-Foot Wide Sidewalk Along Grand Boulevard from Mile Stretch Drive to State Road 54 (TED25-0288)
File Number NI25-0144
Comm. Dist. 3
Recommendation Receive and File
- N75 Change Order No. 5 to Agreement for Solicitation No. IFB-KM-21-058 – Augustine Construction, Inc. – Construction of a 5-Foot Wide Sidewalk along Grand Boulevard from Mile Stretch Drive to State Road 54 (TED25-0158)
File Number NI25-0145
Comm. Dist. 3
Recommendation Receive and File
- N76 Release of Performance Guarantee Surety Bond No. 6213014604 – Mirada II Community Development District (Developer) – Mirada Parcel 1 (TED24-0292)
File Number NI25-0652
Comm. Dist. 1
Recommendation Receive and File
- N77 Receive the Right-of-Way (ROW) Performance Guarantee Surety Bond No. 5763559 – HBWB Development Services, LLC (Developer) – Stonehill (The Extension of Tyndall Road Including a Turn Lane and Approximately 1500 Linear Foot of Road Reconstruction) Permit No. ROW-2024-00233 (TED25-0045)
File Number NI25-0653
Comm. Dist. 1

Recommendation Receive and File

- N78 Receive the Right-of-Way (ROW) Performance Guarantee Surety Bond No. 5763560 – HBWB Development Services, LLC (Developer) – Kiefer Road & Trail Phase 1 (Approximately 5500 Linear Foot of Roadway Construction and 3300 Linear Foot of Trail Construction) Permit No. ROW-2024-00121 (TED25-0030)
File Number NI25-0654
Comm. Dist. 1
Recommendation Receive and File
- N79 Receive the Right-of-Way (ROW) Performance Guarantee Surety Bond No. 023230185 – Circle K Stores Inc., (Developer) – Circle K - State Road 54 and Chapel Crossings (Construction of Right Turn Lane and Driveway From Chapel Crossings Boulevard Into Site) Permit No. ROW-2024-00646 (TED25-0036)
File Number NI25-0655
Comm. Dist. 1
Recommendation Receive and File
- N80 Receive the Right-of-Way (ROW) Performance Guarantee Surety Bond No. 0262038 and Associated Rider – GK Florida, LLC (Developer) – Cottages at Abbott Station, Eiland Boulevard (Approximately 1300 Linear Foot of Roadway Widening Including a Left Turn Lane into Abbott Station Drive) Permit No. ROW-2023-00447 (TED25-0054)
File Number NI25-0656
Comm. Dist. 1
Recommendation Receive and File
- N81 Release of Performance Guarantee Surety Bond Nos. 0229538 and 0229537 and Accept Maintenance Guarantee Surety Bond No. US00134929SU24A – Mattamy Tampa/Sarasota, LLC (Developer) – Parkview at Long Lake Ranch Phase 1A (TED25-0062)
File Number NI25-0657
Comm. Dist. 4
Recommendation Receive and File
- N82 Release of Performance Guarantee Surety Bond No. SU1169910 – Taylor Morrison of Florida, Inc. (Developer) – Esplanade at Starkey Ranch Phase 4 (TED25-0099)
File Number NI25-0658
Comm. Dist. 3
Recommendation Receive and File
- N83 Release of Performance Guarantee Surety Bond No. 6213005496 – Mirada Community Development District (Developer) – Mirada Active Adult Phase 1B (TED25-0101)
File Number NI25-0659
Comm. Dist. 1

Recommendation Receive and File

N84 Release of Performance Guarantee Surety Bond No. 6213004848 – Mirada Community Development District (Developer) – Mirada Active Adult Phase 1E (TED25-0102)

File Number NI25-0660

Comm. Dist. 1

Recommendation Receive and File

N85 Revision No. 3 for Task Order No. 1-20 – Additional Time Extension – CDM Smith Inc. – Boyette Water Treatment Plant Chemical Storage and Feed System Modifications PCU 20-007.00 (UTD25-0296)

File Number NI25-0713

Comm. Dist. 1

Recommendation Receive and File

N86 First Amendment to Economic Incentive Agreement – One Lacoochee Center (OLC)

File Number NI25-0716

Comm. Dist. All

Recommendation Receive and File

N87 Emergency Purchase Approval - Consolidated Land Services, Inc.

File Number NI25-0722

Comm. Dist. 2

Recommendation Receive and File

N88 Release of Performance Guarantee Surety Bond No. 6213005631 – Mirada Community Development District (Developer) – Mirada Active Adult Phase 1F (TED25-0103)

File Number NI25-0724

Comm. Dist. 1

Recommendation Receive and File

N89 Receive the Right-of-Way (ROW) Performance Guarantee Surety Bond No. 016244018 – DHIC-Angeline, LLC (Developer) – Angeline Apartments (Approximately 575 Linear Foot of Roadway Construction Including a Right Turn Lane Onto Ascend Boulevard) Permit No. ROW-2022-00705 (TED25-0167)

File Number NI25-0725

Comm. Dist. 4

Recommendation Receive and File

N90 Additional Purchasing Authority – As Needed Asphaltic Concrete

File Number NI25-0734

Comm. Dist. All

Recommendation Receive and File

- N91 Release of Maintenance Guarantee – Epperson North Community Development District – Epperson North Village E-4 PCU04-102.38 (UTD24-0153)
File Number NI25-0771
Comm. Dist. 1
Recommendation Receive and File
- N92 Pasco County Corrections Department Florida Model Jail Standards Annual Jail and Medical Inspection 2025 Results and Response
File Number NI25-0812
Comm. Dist. All
Recommendation Receive and File
- N93 Del Webb Bexley CDD - Annual Financial Audit Report FY Ended September 30, 2024 - Letter Dated May 6, 2025
File Number NI25-0823
Comm. Dist. All
Recommendation Receive and File
- N94 FAC25-1048 - Wesley Chapel Library - CAR 003 - Bandes Construction Co. Inc., - Landscaping - \$5,270.81 – 01-13-2025
File Number NI25-0824
Comm. Dist. All
Recommendation Receive and File
- N95 FAC25-1082 - Change Order 5 to Task Order No. FM22-032 - Williamson Dacar Associates, Inc. dba Williamson Design Associates - Pine Hill Park Site Improvement - \$3,700.00 – 03-20-2025
File Number NI25-0825
Comm. Dist. All
Recommendation Receive and File
- N96 FAC25-1095 - Jail Expansion - Moss & Associates - Potential Change Item (PCI) Budget Transfer (BT) BT0417 for CCD037 - Area Q and R Catwalk - \$198,011.00 – 04-09-2025
File Number NI25-0826
Comm. Dist. All
Recommendation Receive and File
- N97 FAC25-1102 - Change Order No. 4 to Task Order FM24-015 - Liberty Building A Renovations - Bandes Construction Company, Inc. - (\$28,479.70) – 04-07-2025
File Number NI25-0827
Comm. Dist. All
Recommendation Receive and File
- N98 FAC25-1125 - Change Order No. 1 to Task Order FM24-017 - West Pasco Judicial Center - Civil Restructure - EnviroBuild, LLC - Contract Decrease of

\$(25,000.00) – 03-19-2025

File Number NI25-0829

Comm. Dist. All

Recommendation Receive and File

N99 FAC25-1142 - Jail Expansion - Moss & Associates - PCI Budget Transfer
BT0318 - Overtime Costs to Accelerate the Installation of the Fire Protection
System - \$47,995.25 – 04-02-2025

File Number NI25-0830

Comm. Dist. All

Recommendation Receive and File

N100 FAC25-1143 - Jail Expansion - Moss & Associates - Potential Change Item
(PCI) Budget Transfer BT0478 - Anti-static Vinyl Composite Flooring -
\$6,973.67 – 04-02-2025

File Number NI25-0831

Comm. Dist. All

Recommendation Receive and File

N101 Hidden Creek North Community Development District - Proposed Fiscal Year
2025-2026 Budget - Letter Dated May 9, 2025

File Number NI25-0835

Comm. Dist. All

Recommendation Receive and File

N102 Lakeside CDD - Annual Financial Audit Report FY Ended September 30, 2024
- Letter Dated May 6, 2025

File Number NI25-0836

Comm. Dist. All

Recommendation Receive and File

N103 Seven Oaks CDD - Annual Financial Audit Report FY Ended September 30,
2024 - Letter Dated May 6, 2025

File Number NI25-0837

Comm. Dist. All

Recommendation Receive and File

N104 The Verandahs CDD - Annual Financial Audit Report FY Ended September 30,
2024 - Letter Dated May 14, 2025

File Number NI25-0838

Comm. Dist. All

Recommendation Receive and File

N105 Del Webb Bexley CDD Proposed FY 25/26 Budget

File Number NI25-0840

Comm. Dist. All

Recommendation Receive and File

- N106 Talavera CDD FY 25/26 Proposed Budget
File Number NI25-0841
Comm. Dist. All
Recommendation Receive and File
- N107 Wesbridge CDD FY 25/26 Proposed Budget
File Number NI25-0842
Comm. Dist. All
Recommendation Receive and File
- N108 Meadow Pointe III CDD FY 25/26 Proposed Budget
File Number NI25-0843
Comm. Dist. All
Recommendation Receive and File
- N109 Northwood Community Development District Proposed Operating Budget for Fiscal Year 2026
File Number NI25-0844
Comm. Dist. All
Recommendation Receive and File
- N110 WaterGrass Proposed Budget FY2026 - Approved 05-15-2025
File Number NI25-0845
Comm. Dist. All
Recommendation Receive and File
- N111 FAC25-1153 - Jail Expansion - Moss & Associates - Budget Transfer BT0342 for Construction Change Directive CCD026 - Various Projects - \$381,820.84 – 04-16-2025
File Number NI25-0846
Comm. Dist. All
Recommendation Receive and File
- N112 FAC25-1154 - Jail Expansion - Moss & Associates - BT0378 for Construction Change Directive CCD030 - Electrical and Security-Access Controls Credit - (\$202,095.22) – 04-16-2025
File Number NI25-0847
Comm. Dist. All
Recommendation Receive and File
- N113 FAC25-1155 - Jail Expansion - Moss & Associates - BT0390 for Construction Change Directive CCD033 - Drywall, Electrical, Mechanical and Plumbing - \$195,675.26 - 04-16-2025
File Number NI25-0848
Comm. Dist. All
Recommendation Receive and File
- N114 FAC25-1156 - Jail Expansion - Moss & Associates - Budget Transfer BT0423

for Construction Change Directive CCD038 - Plumbing - \$81,193.92 - 04-16-2025

File Number NI25-0849
Comm. Dist. All
Recommendation Receive and File

N115 FAC25-1166 – AAR No. 2 - Fleet Management Department McKendree Road Building Expansion - Bandes Construction Company, Inc. - \$55,575.18 – 04-10-2025

File Number NI25-0850
Comm. Dist. All
Recommendation Receive and File

N116 FAC25-1167 - Jail Expansion - Moss & Associates - Budget Transfer BT0393 for Construction Change Directive CCD034 - Electrical, Masonry, and Plumbing - \$337,688.26 – 04-24-2025

File Number NI25-0851
Comm. Dist. All
Recommendation Receive and File

N117 FAC25-1168 - Jail Expansion - Moss & Associates - Budget Transfer BT0400 for Construction Change Directive CCD035 - Various Projects - \$166,559.00 – 04-24-2025

File Number NI25-0852
Comm. Dist. All
Recommendation Receive and File

N118 FAC25-1170 - Jail Expansion - Moss & Associates - Budget Transfer BT0452 for Construction Change Directive CCD049 - Electrical and Fire Protection - \$201,661.35 – 04-24-2025

File Number NI25-0854
Comm. Dist. All
Recommendation Receive and File

N119 FAC25-1171 - Jail Expansion - Moss & Associates - Budget Transfer BT0453 for Construction Change Directive CCD050 - Mechanical - \$42,424.77 – 04-24-2025

File Number NI25-0855
Comm. Dist. All
Recommendation Receive and File

N120 FAC25-1172 - Jail Expansion - Moss & Associates - Budget Transfer BT0460 for Construction Change Directive CCD053 - Plumbing - \$5,220.79 – 04-24-2025

File Number NI25-0856
Comm. Dist. All
Recommendation Receive and File

- N121 FAC25-1180 - Jail Expansion - Moss & Associates - Budget Transfer BT0437 for Construction Change Directive CCD042 - Electrical, Fire Alarm, Communications - \$345,387.41 – 05-07-2025
File Number NI25-0857
Comm. Dist. All
Recommendation Receive and File
- N122 FAC25-1181 - Jail Expansion - Moss & Associates - Budget Transfer BT0439 for Construction Change Directive CCD044 - HVAC - \$46,010.37 – 05-07-2025
File Number NI25-0858
Comm. Dist. All
Recommendation Receive and File
- N123 FAC25-1182 - Jail Expansion - Moss & Associates - BT0440 for CCD045 - Electrical, Fire Alarm, Communications, and Electronic Safety and Security - \$28,107.46 – 05-07-2025
File Number NI25-0859
Comm. Dist. All
Recommendation Receive and File
- N124 VOPH Fee Credit Registry Process Memo
File Number NI25-0864
Comm. Dist. 1, 2
Recommendation Receive and File
- N125 FAC25-1169 - Jail Expansion - Moss & Associates - Budget Transfer BT0436 for Construction Change Directive CCD041 - Electrical and Food Service - \$8,345.76 – 04-24-2025
File Number NI25-1169
Comm. Dist. All
Recommendation Receive and File

Addendum

Walk-Ons

Post Meeting Materials

Adjourn