

County Commissioners

Honorable Ronald E. Oakley, District 1
Honorable Vice Chairman Seth Weightman,
District 2
Honorable Kathryn Starkey, District 3
Honorable Second Vice Chairman Lisa Yeager,
District 4
Honorable 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, January 6, 2026

10:00 AM



Historic Pasco County Courthouse, Board Room, 2nd Floor
37918 Meridian Avenue, Dade City, Florida 33525

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 Weightman

- RS1 A Resolution By The Board Of County Commissioners Of Pasco County, Florida, Declaring The Month Of January As National Slavery And Human Trafficking Prevention Month And January 11, 2026, As National Human Trafficking Awareness Day In Pasco County
- File Number** CAO26-5112
- Comm. Dist.** All
- Recommendation** Approve

Consent

District Five - Commissioner Mariano

- C2 A Resolution By The Board Of County Commissioners Of Pasco County, Florida, Honoring Harvey Heimann For 26 Years Of Dedicated Service And Congratulating Him On His Retirement
- File Number** CAO26-5113
- Comm. Dist.** All
- Recommendation** Approve

Constitutional Officers - Clerk - Minutes Distribution

- C3 Board Of County Commissioners, Pasco County, Florida Special Meeting Annotated Minutes - August 21, 2024 (9 A.M.)
- File Number** CO26-0111
- Comm. Dist.** All
- Recommendation** Approve
- C4 Board of County Commissioners Regular Meeting/Rezoning September 03, 2024 (9 A.M.)
- File Number** CO26-0112
- Comm. Dist.** All
- Recommendation** Approve
- C5 Board of County Commissioners Regular Meeting/Rezoning September 03, 2024 (10 A.M.)
- File Number** CO26-0123
- Comm. Dist.** All
- Recommendation** Approve
- C6 Board of County Commissioners Regular Meeting/Rezoning - September 17, 2024
- File Number** CO26-0113
- Comm. Dist.** All
- Recommendation** Approve

- C7 Board of County Commissioners Budget Hearing September 17, 2024 (5:15 P.M.)
File Number CO26-0114
Comm. Dist. All
Recommendation Approve
- C8 Board of County Commissioners Emergency Meeting - October 06, 2024
File Number CO26-0115
Comm. Dist. All
Recommendation Approve
- C9 Board of County Commissioners Regular Meeting/Rezoning - October 22, 2024 (10 A.M.)
File Number CO26-0116
Comm. Dist. All
Recommendation Approve
- C10 Board of County Commissioners Regular Meeting/Rezoning November 12, 2024 (10 A.M.)
File Number CO26-0117
Comm. Dist. All
Recommendation Approve
- C11 Board of County Commissioners Regular Meeting/Rezoning December 10, 2024 (10 A.M.)
File Number CO26-0118
Comm. Dist. All
Recommendation Approve
- C12 Board of County Commissioners Regular Meeting/Rezoning January 14, 2025 (10 A.M.)
File Number CO26-0119
Comm. Dist. All
Recommendation Approve
- C13 Board of County Commissioners Regular Meeting/Rezoning January 28, 2025 (10 A.M.)
File Number CO26-0120
Comm. Dist. All
Recommendation Approve
- C14 Board of County Commissioners Regular Meeting/Rezoning February 11, 2025 (10 A.M.)
File Number CO26-0121
Comm. Dist. All
Recommendation Approve

Constitutional Officers - Clerk - Financial Matters

- C15 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 CO26-0122

Comm. Dist. All

Recommendation Approve

Legislative/Administrative - County Attorney

- C16 Interlocal Agreements - Dade City, New Port Richey, Port Richey, Zephyrhills, San Antonio And The Town Of St. Leo - Solid Waste Disposal & Resource Recovery - No Funding Required

File Number CAO26-4301

Comm. Dist. All

Recommendation Approve

Development Services - Building Construction Services

- C17 Additional Purchasing Authority - GSA Purchase - sCube, Inc. - Software Support Services - \$268,800.00

File Number BCS26-0067

Comm. Dist. All

Recommendation Approve

Internal Services - Facilities Management

- C18 Corrective County Deed – Sea Pines Civic Association, Inc. – Sea Pines Canal – Sea Pines Unrecorded Plat, Unit Six – No Funding Required

File Number FAC26-0016

Comm. Dist. 5

Recommendation Approve

- C19 Accept Drainage Easement – Heiler Family Limited Partnership – Zephyr Creek Flood Abatement Project, Phase 1 – No Funding Required

File Number FAC26-0035

Comm. Dist. 1

Recommendation Approve

- C20 Accept Deed and Adopt Resolution Cancelling Taxes – 301 East LLC – Gall Boulevard – No Funding Required

File Number FAC26-0059

Comm. Dist. 1

Recommendation Approve

- C21 Adopt Resolution Canceling Taxes – Thirteen State Properties, LLC – Lacoochee, Florida – No Funding Required

File Number FAC26-0066

Comm. Dist. 1

Recommendation Approve

- C22 Agreement for Sale and Purchase of Property – Dwight L. Hopkins as Trustee of the Dwight L. Hopkins & Joyce A. Hopkins Living Trust dated April 16, 2020 – Dan Brown Hill Road, Dade City – Dan Brown Hill Road Paving Project – \$30,000.00

File Number FAC26-0067

Comm. Dist. 1

Recommendation Approve

- C23 Adopt Resolution Cancelling Taxes – Abbey Multi Family Partners, LLC. – McKendree Road – No Funding Required

File Number FAC26-0073

Comm. Dist. 1

Recommendation Approve

Internal Services - Fleet Management

- C24 Cooperative Purchase – Linder Industrial Machinery – Bomag Asphalt Distributor and Bomag Landfill Compactor - \$1,185,000.00

File Number FM26-0006

Comm. Dist. All

Recommendation Approve

- C25 Cooperative Purchase - Orlando Freightliner, Inc.– One Freightliner Truck with Water Tank – \$186,410.00

File Number FM26-0007

Comm. Dist. All

Recommendation Approve

- C26 Cooperative Purchase – Evervac Equipment, LLC – Freightliner Gapvax Jet/Vac Trucks — \$1,117,896.00

File Number FM26-0008

Comm. Dist. All

Recommendation Approve

Internal Services - Human Resources

- C27 Award of Solicitation No. ITN-KM-24-100 – Pasco County Employee Wellness Centers – Marathon Health LLC – \$42,800,000.00

File Number HR26-0056

Comm. Dist. All

Recommendation Approve

Internal Services - Information Technology

- C28 Cooperative Purchase – Insight Public Sector, Inc. – As Needed Information Technology Products and Services – \$1,300,000.00

File Number IT26-0008

Comm. Dist. All

Recommendation Approve

- C29 Cooperative Purchase – World Wide Technology, LLC – As Needed
Information Technology Purchases – \$2,000,000.00

File Number IT26-0012

Comm. Dist. All

Recommendation Approve

Internal Services - Office of Management and Budget

- C30 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. 1, 4

Recommendation Approve

- C31 Budget Amendment and Resolution – Return of Funds and Re-Appropriation of Budget – Chris Nocco, Sheriff – Unspent Funds in Fiscal Year 2025 and Re-Appropriation of Funds for FY26 – \$1,146,229.00

File Number OMB26-0016

Comm. Dist. All

Recommendation Approve

Public Infrastructure - Fiscal and Business Administration

- C32 Exempt Purchase – ISC&T Inc. d/b/a Icon Technologies – As Needed Yaskawa Variable Frequency Drives and Parts – \$425,000.00

File Number PIFBA26-0003

Comm. Dist. All

Recommendation Approve

- C33 Exempt Purchase – ISC&T Inc. d/b/a Icon Technologies – As Needed Solcon Solutions (RVS-DX, RVS-DXM Soft Starters) – \$125,000.00

File Number PIFBA26-0004

Comm. Dist. All

Recommendation Approve

- C34 First Amendment to Professional Services Agreement RSQ-RH-21-106 – Stantec Consulting Services, Inc. – Adjusted Standard Hourly Rates – No Funding Required

File Number PIFBA26-0017

Comm. Dist. All

Recommendation Approve

Public Infrastructure - Public Works

- C35 Cooperative Purchase – Orlando Freightliner, Inc. – 2026 Trash Truck Grapple Loader with 2026 HDX 1824 Body with Barn Doors on 2026 Freightliner M2

106 – \$215,522.00

File Number PW26-0019

Comm. Dist. All

Recommendation Approve

- C36 Budget Amendment and Change Order No. 1 to the Agreement for Bid No. IFB-KM-23-122 – Paff Services, LLC – As-Needed Tree Trimming, Tree Removal, and Stump Grinding Services – \$849,000.00

File Number PW26-0020

Comm. Dist. 2

Recommendation Approve

- C37 Cooperative Purchase – Dobbs Equipment, LLC – John Deere 85P Excavator – \$149,924.00

File Number PW26-0024

Comm. Dist. All

Recommendation Approve

- C38 Budget Amendment and Resolution to Recognize Funding from Tampa Bay Estuary Program and Tampa Bay Environmental Restoration Fund; Award of Solicitation No. IFB-BW-25-072 – Kamminga & Roodvoets, Inc. – Lake Padgett Baffle Box Installation, Stormwater Management – \$1,179,460.00

File Number PW26-0028

Comm. Dist. 2

Recommendation Approve

- C39 Award of Solicitation No. IFB-BW-25-142 – McShea Contracting, LLC – As Needed Pavement Marking Installation – Multi-Year Award – \$1,000,000.00

File Number PW26-0029

Comm. Dist. All

Recommendation Approve

Public Infrastructure - Transportation Engineering

- C40 Construction Agreement – CSX Transportation, Inc. – Construction, Operation, and Maintenance of Ridge Road Overhead Bridge Crossing CSX Right-of-Way – \$1,010,963.00

File Number TED26-0034

Comm. Dist. 2, 4

Recommendation Approve

- C41 Maintained Right-of-Way Map – Easterling Road at Happy Hill Road – No Funding Required

File Number TED26-0060

Comm. Dist. 1

Recommendation Approve

- C42 Budget Amendment and Resolution – Transportation Engineering Department

(TED) – In-House Survey and Mapping Services for Multiple Projects – \$472,000.00

File Number TED26-0087

Comm. Dist. All

Recommendation Approve

Public Infrastructure - Utilities

C43 Task Order No. 1-26 – Carollo Engineers, Inc. – Per and Polyfluoroalkyl Substances (PFAS) Phase III Removal Design (PCU 25-017.00) – \$492,237.00

File Number UTD26-0035

Comm. Dist. All

Recommendation Approve

C44 Task Order No. 6-25 – Arcadis U.S., Inc. – Staff Augmentation (PCU23-901.00) – \$499,529.96

File Number UTD26-0050

Comm. Dist. All

Recommendation Approve

C45 Award of Bid No. IFB-KM-25-105 – General Underground, LLC – Moog Road Force Main Replacement – \$1,731,682.50

File Number UTD26-0147

Comm. Dist. 3

Recommendation Approve

C46 Award of Bid No. IFB-KM-25-120 – C & T Contracting Services, LLC – Wesley Center Wastewater Treatment Plant Waste Activated Sludge Storage Tank Improvements – \$6,885,650.00

File Number UTD26-0149

Comm. Dist. 2

Recommendation Approve

C47 Water Supply, Reclaimed Water Supply, and Wastewater Treatment Service Agreement – HBWB Development Services, LLC – For the Provision of Utility Services for the Mitchell 41-US 41 Offsite Watermain Extension; and Facility Encroachment Agreement with CSX Transportation, Inc. – No Funding Required

File Number UTD26-0156

Comm. Dist. 1, 5

Recommendation Approve

C48 Cooperative Purchase – Orlando Freightliner, Inc. – One Crash Attenuator Truck – \$169,978.00

File Number UTOM26-0101

Comm. Dist. All

Recommendation Approve

- C49 Third Amendment to Agreement No. IFB-FP-23-072 – U.S. Water Services Corporation and Rowland (DE), LLC – As-Needed Valve Change-Out and New and Replacement Hydrant Installation Services – Multi-Year Award – \$1,216,554.00

File Number UTOM26-0188

Comm. Dist. All

Recommendation Approve

Public Safety - Corrections

- C50 Approval of State Board of Immigration Enforcement Local Law Enforcement FY 2025-26 Immigration Grant Program Agreement No. IG054 – Budget Amendment and Resolution – \$64,933.00

File Number COR26-0008

Comm. Dist. All

Recommendation Approve

Public Services - Community Services

- C51 Member Appointment and Re-Appointment – Pasco County Commission on Human Trafficking – Re-Appointment of Laura Henderson and New Member Appointment of Ashley Solano – No Funding Required

File Number HS26-0003

Comm. Dist. All

Recommendation Approve

Public Services - Cooperative Extension Service

- C52 Budget Amendment and Resolution – Tampa Bay Regional Planning Council – Stormwater Education Project – \$6,384.00

File Number CES26-0001

Comm. Dist. All

Recommendation Approve

Public Services - Parks, Recreation and Natural Resources

- C53 Budget Amendment and Resolution – Parks, Recreation, and Natural Resources Department – Withlacoochee River Park Cabins Project – \$330,000.00

File Number PRN26-0030

Comm. Dist. 1

Recommendation Approve

Public Services - Public Transportation

- C54 Budget Amendment and Resolution – Trilby Americans with Disabilities Act Bus Stop Capital Project – Provide Accessibility to Five Bus Stop Locations – \$36,998.00

File Number PT26-0003

Comm. Dist. All

Recommendation Approve

Public Services - Support Services

- C55 Appointment and Reappointment of Twelve (12) Task Force Members – Pasco County Opioid Task Force – Member Appointments and Reappointments – No Funding Required
File Number SPS26-0002
Comm. Dist. All
Recommendation Approve
- C56 Second Amendment to the Year 2 Opioid Funding Agreement – Pasco Kids First, Inc. – To Extend the Term of the Agreement – No Funding Required
File Number SPS26-0007
Comm. Dist. All
Recommendation Approve
- C57 First Amendment to the Funding Agreement – United Way of Pasco County, Inc. – To Support Cold Weather Shelters – \$15,000.00
File Number SPS26-0024
Comm. Dist. All
Recommendation Approve

Regular

District Three - Commissioner Starkey

- R58 Cooperative Funding Agreement – AmSkills, Inc. – Operational Support For Workforce Training – \$375,000.00
File Number PDE26-0300
Comm. Dist. All
Recommendation Discussion

Internal Services - Purchasing

- R59 Federal Lobbyist Discussion
File Number PU26-2007
Comm. Dist. All
Recommendation Discussion

Public Infrastructure - Fiscal and Business Administration

- R60 Confirmation, Public Infrastructure Fiscal and Business Administration Director – Joshua Wood – Annual Salary of \$150,000.00
File Number PIFBA26-0013
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.

- P61 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 08) From AG/R (Agricultural/Rural) To RES-1 (Residential 1 - Du/Ga) On Approximately 19.69 Acres Of Real Property Located On The North Side Of Blanton Road Approximately 2,150 Feet East Of The Intersection Of Blanton Road And Trilby Road; A Text Amendment Creating Subarea Policy FLU 7.1.86 – Blanton Road MRS; And Map Amendment To The Future Land Use Map 2-9 Adding Subarea Map 2-9(86) Blanton Road MRS; And Providing For Additional Text Amendments As Necessary For Internal Consistency; Providing For A Repealer, Severability, And An Effective Date.
- File Number** PDE26-0031
Comm. Dist. 1
Recommendation Approve
- P62 An Ordinance Amending the Pasco County Comprehensive Plan; Providing for a Comprehensive Plan Amendment to the Future Land Use Maps (2-15 and Sheet 14) Changing from COM (Commercial) to PD (Planned Development) on Approximately 32.51 Acres of Real Property Located at the Northeast Corner of the intersection of Old Pasco Road and Overpass Road; And a Text Amendment to Subarea POLICY FLU 7.1.60 Adrian Phillip; And an Amendment to the Future Land Use Map 2-9 Amending Subarea Map 2-9 (60) Adrian Phillip.
- File Number** PDE26-0135
Comm. Dist. 1
Recommendation Approve
- P63 An Ordinance By The Pasco County Board Of County Commissioners Amending The Pasco County Land Development Code; Amending Section 802 Tree Preservation And Replacement; Section 802.1 Intent And Purpose; Section 802.2 Applicability; Renaming Section 802.3 Tree Removal To Exemptions; Creating Section 802.4 Tree Canopy Standards; Section 802.5 Tree Removal; Section 802.6 Problem Trees; Section 802.7 Tree Replacement And Mitigation; Section 802.8 Tree Protection Requirements; Section 802.9 Trees Of Special Significance; Appendix A Definitions; And Other Sections, As Necessary, For Internal Consistency; Providing For Applicability; Repealer;

Providing For Severability; Inclusion Into The Land Development Code, And An Effective Date.

File Number PDE26-0004

Comm. Dist. All

Recommendation No Action Required

Public Hearings at 1:30 p.m.

- P64 A Resolution Of The Board Of County Commissioners Of Pasco County, Florida, Authorizing The Issuance In One Or More Series Of Not To Exceed \$95,000,000.00 Aggregate Principal Amount Of Solid Waste Disposal And Resource Recovery System Revenue Bonds, Series 2026A, (AMT) And Solid Waste Disposal And Resource Recovery System Revenue Bonds, Series 2026B (AMT), Of The County To Finance And/Or Reimburse All Or A Portion Of The Acquisition And/Or Construction Of Equipment Additions, Extensions, Improvements, And Reconstruction Of The Solid Waste Disposal And Resource Recovery System And To Pay The Cost Of Issuance; Appointing The Trustee, Bond Registrar And Paying Agent And Approving The Form Of And Authorizing The Execution And Delivery Of A Master Trust Indenture And First Supplemental Indenture; Making Certain Covenants And Agreements In Connection Herewith; Providing For Severability; And Providing For An Effective Date

File Number PIFBA26-0024

Comm. Dist. All

Recommendation Approve

- P65 Conditional Use (Consent) – 1884 Robert Aborizk/T-Mobile South, LLC – 155-Foot Above-Ground-Level (AGL), Close-Mount Monopole Wireless Communications Facility (WCF) in an A-R Agricultural-Residential District – East Central Pasco County – On the North Side of Simons Road Approximately 1,360 Feet West of the Intersection of Simons Road and Fort King Road

File Number PDE26-CU02

Comm. Dist. 1

Recommendation Approval with Conditions

- P66 Comprehensive Plan Amendment (Consent) – CPA25(02) North Pasco Resort – Providing for Transmittal of a Comprehensive Plan Text Amendment to Subarea Policy FLU 7.1.63- North Pasco Resort

File Number PDE26-0024

Comm. Dist. 1

Recommendation Approve

- P67 Zoning Amendment Substantial Modification (Consent) - Adrian Phillip MPUD Master Planned Unit Development– Adrian Phillip Overpass, LLC– Rezoning Request from MPUD Master Planned Unit Development to MPUD Master Planned Unit Development District to Allow for the Development of 73,500 square feet of Retail/Commercial uses, 74,000 square feet of Office uses, 275 Hotel rooms, 125 Townhome Units, 325 Multi-Family Apartments or 315,000 square feet of Commercial and Associated Infrastructure on Approximately

32.51 Acres located at the northeast corner of Overpass Road and Old Pasco Road

File Number PDE26-7837

Comm. Dist. 1

Recommendation Approval with Conditions

- P68 Zoning Amendment (Consent) – R&S Properties FLA LLC/Bell Haven – Change in Zoning from an Expired MPUD Master Planned Unit Development District to an R-2 Low Density Residential District – South Central Pasco County – Intersection of Bell Lake Road and Peaceful Lane – Containing Approximately 5.35 Acres

File Number PDE26-7900

Comm. Dist. 2

Recommendation Approve

- P69 Substantial Modification (Consent) - Evans G-2 MPUD – Evans Properties, Inc. – A Substantial Modification to the Evans G-2 MPUD to Increase the Total Residential Dwelling Units from 117 to 350 on Approximately 37.45 Acres Located in the Villages of Pasadena Hills, Within Village G at the Southwest Corner of the Intersection of Kiefer Road and Handcart Road

File Number PDE26-7853

Comm. Dist. 1

Recommendation Approval with Conditions

- P70 Petition to Vacate Portions of Platted Alleyways (Regular) –Platted Alleyways Between Sanden Drive and Fussell Drive – Jason Baker and Sarah Baker; Michael Bernaldo and Heidi Bernaldo; and Venkata Kandula and Vijayalakshmi Kandula – No Funding Required

File Number FAC26-0070

Comm. Dist. 1

Recommendation Approve

- P71 Zoning Amendment (Regular) - North Pasco Resort MPUD Master Planned Unit Development - VCare Consultants, LLC - A Rezoning Request from an MPUD Master Planned Unit Development to an MPUD Master Planned Unit Development to Amend the Conditions of Approval, Allowing for Resort/Hotel Use, Entitling the Resort/Hotel Use of 250 Units, Decreasing RV Space Entitlements from 550 Spaces to 350 Spaces, Amending the Name of the MPUD to North Pasco Resort, and Associated Infrastructure on Approximately 131.68 Acres on the East Side of the Intersection of Lake Lola Road and Johnston Road

File Number PDE26-7883

Comm. Dist. 1

Recommendation Approval with Conditions

- P72 Zoning Amendment (Regular) - Murphy Road MPUD – Oakley Pasco County Property Trust, et al.– Rezoning Request from an R-MH Mobile Home District and A-R Agricultural Residential District to an MPUD Master Planned Unit

Development District to Allow for the Development of 434 Single Family Detached Units and Associated Infrastructure on Approximately 118.82 Acres Located in Southeastern Pasco County at the Northeast Corner of the Intersection of Murphy Road and County Road 54

File Number PDE26-7666

Comm. Dist. 1

Recommendation Approval with Conditions

Noted Items

Agendas and Minutes

- N73 Dangerous Dog Hearing Board (DDHB) Meeting Minutes - 03-28-2025
File Number NI26-0387
Comm. Dist. All
Recommendation Receive and File
- N74 Environmental Lands Acquisition Selection Committee (ELASC) Meeting Minutes - 11-13-2024
File Number NI26-0388
Comm. Dist. All
Recommendation Receive and File
- N75 Housing Finance Authority (HFA) Meeting Minutes - 06-24-2025
File Number NI26-0389
Comm. Dist. All
Recommendation Receive and File
- N76 Metropolitan Planning Organization (MPO) Meeting Minutes - 11-14-2024
File Number NI26-0390
Comm. Dist. All
Recommendation Receive and File
- N77 Opioid Task Force (OTF) Meeting Minutes - 04-29-2025
File Number NI26-0391
Comm. Dist. All
Recommendation Receive and File
- N78 Opioid Task Force (OTF) Meeting Minutes - 07-22-2024
File Number NI26-0392
Comm. Dist. All
Recommendation Receive and File
- N79 Opioid Task Force (OTF) Meeting Minutes - 07-23-2024
File Number NI26-0393
Comm. Dist. All
Recommendation Receive and File
- N80 Opioid Task Force (OTF) Meeting Minutes - 08-12-2024

File Number NI26-0394
Comm. Dist. All
Recommendation Receive and File

N81 Planning Commission (PC) Meeting Minutes - 07-25-2024

File Number NI26-0395
Comm. Dist. All
Recommendation Receive and File

N82 Planning Commission (PC) Meeting Minutes - 08-08-2024

File Number NI26-0396
Comm. Dist. All
Recommendation Receive and File

Miscellaneous

N83 Task Order No. TED26-0030 – HNTB Corporation – Project Review Services for County Road 595 (Grand Boulevard) Bridge over the Pithlachascotee River (Bridge No. 140050) (TED26-0030)

File Number NI26-0110
Comm. Dist. 4
Recommendation Receive and File

N84 Change Order No. 3 to the Professional Services Agreement – Kisinger Campo & Associates, Corp. (KCA) – Tower Road Project Development and Environment (PD&E) Study and Pond Siting Analysis Report (Eastern Terminus of Rangeland Boulevard to Bexley Village Drive) (TED26-0090)

File Number NI26-0111
Comm. Dist. 3, 4
Recommendation Receive and File

N85 Release of Performance Guarantee Surety Bond No. CMS354677 – Pulte Home Company LLC (Developer) – Whispering Pines Phase 3 (PDE25-0389)

File Number NI26-0296
Comm. Dist. 4
Recommendation Receive and File

N86 Release of Performance Guarantee Surety Bond No. LICX1167304 and The Joinder and Consent – Epperson North Community Development District (Developer) – Epperson North Village D-2 (PDE25-0409)

File Number NI26-0297
Comm. Dist. 1
Recommendation Receive and File

N87 Release of Performance Guarantee Surety Bond No. 6213007998 and The Joinder and Consent – Epperson North Community Development District (Developer) – Epperson North Village D-3 (PDE25-0410)

File Number NI26-0298

- Comm. Dist.** 1
Recommendation Receive and File
- N88 Release of Performance Guarantee Surety Bond No. SU1204914 – Pulte Home Company, LLC (Developer) – Riverwood Estates Phase 1B (PDE25-0459)
File Number NI26-0299
Comm. Dist. 1
Recommendation Receive and File
- N89 Release of Performance Guarantee Surety Bond No. 5074073 – HBWB Development Services, LLC (Developer) – Two Rivers Parcel C1B (PDE25-0470)
File Number NI26-0300
Comm. Dist. 1
Recommendation Receive and File
- N90 Release of Right-of-Way (ROW) Performance Guarantee Surety Bond No. 268018395 – Pulte Home Company LLC (Developer) – Riverwood Phase 1A Watermain Replacement (Rapid River Boulevard), Permit No. ROW-2024-00005 (PDE25-0482)
File Number NI26-0301
Comm. Dist. 1
Recommendation Receive and File
- N91 Receive the Right-of-Way (ROW) Performance Guarantee Surety Bond No. 101458735 – Calusa Development Properties, LLC (Developer) – Port Richey Storage (Constructing Approximately 240 Feet of Right-Hand Turn Lane on Ridge Road Onto The Project's Entrance) Permit No. ROW-2023-00876 (PDE25-0230)
File Number NI26-0303
Comm. Dist. 4
Recommendation Receive and File
- N92 Release of Performance Guarantee Surety Bond No. 279890W and Its Associated Riders – 2021 Asturia Odessa Parcel 2 LLC (Developer) – Asturia Phase 7 (PDE25-0500)
File Number NI26-0302
Comm. Dist. 1
Recommendation Receive and File
- N93 Receive the Right-of-Way (ROW) Performance Guarantee Surety Bond No. 55001246 – PFI-Con LLC (Developer) – Union Park Boulevard Right-of-Way Improvements (Replacing In-Kind, Existing Concrete Bridge Approach Slabs Along Union Park Boulevard) Permit No. ROW-2023-00853 (PDE25-0232)
File Number NI26-0304
Comm. Dist. 2
Recommendation Receive and File

- N94 Receive the Right-of-Way (ROW) Performance Guarantee Surety Bond No. 024284591 – KB Home Tampa, LLC (Developer) – Chapel Manor Phase 1 & 2 (Widen Handcart Road 1,700 Feet to Add Left and Right Turn Lanes Into The Project's Entrance) Permit No. ROW-2024-00189 (PDE25-0269)
File Number NI26-0305
Comm. Dist. 1
Recommendation Receive and File
- N95 Receive the Right-of-Way (ROW) Performance Guarantee Surety Bond No. 108197408 – Ripa & Associates, LLC (Developer) – Shady Hills Elementary Paved Shoulder (Widen Shady Hills Road to Add an 800 Foot Right Turn Lane Into The School's Entrance) Permit No. ROW-2025-00447 (PDE25-0270)
File Number NI26-0306
Comm. Dist. 5
Recommendation Receive and File
- N96 Release of the Right-of-Way (ROW) Performance Guarantee Surety Bond No. GM224063 and Accept ROW Maintenance Guarantee Surety Bond No. GM215588 – RW Eiland Blvd Owner, LLC (Developer) – Eiland Apartments, Right of Way Improvements (Mill and Resurface The Existing Pavement and Restripe Asphalt To Add a Left and Right-Hand Turn Lane Into The Project's Entrance), Permit No. ROW-2022-00151 (PDE25-0288)
File Number NI26-0307
Comm. Dist. 1
Recommendation Receive and File
- N97 Release of the Right-of-Way (ROW) Performance Guarantee Surety Bond No. 107920157 and Accept ROW Maintenance Guarantee Surety Bond No. 108197401 – Chancey Road Towns, LLC (Developer) – Chancey Townhomes (Mill and Pave Approximately 800 Linear Feet of Chancey Road for The Construction of a Left Turn Lane Into Lapis Lake Drive, Including Sidewalk Installation), Permit No. ROW-2024-00036 (PDE25-0294)
File Number NI26-0308
Comm. Dist. 1
Recommendation Receive and File
- N98 FAC26-1030 – Fire Rescue Station No. 19 - CAR No. OC-005 – Ajax Building Company, LLC., – \$331.47 – October 30, 2025
File Number NI26-0343
Comm. Dist. All
Recommendation Receive and File
- N99 FAC26-1023 – Fire Rescue Station No. 1 – CAR No. OC-003 – Ajax Building Company, LLC., – \$15,177.00 – November 6, 2025
File Number NI26-0344
Comm. Dist. All
Recommendation Receive and File

- N100 FAC26-1044 – Wesley Chapel Library – Task Order FM24-011 CAR No. 017 –
Bandes Construction Co. Inc., – \$4,984.10 – November 17, 2025
File Number NI26-0345
Comm. Dist. All
Recommendation Receive and File
- N101 FAC26-1039 – Fire Rescue Station No. 19 – CAR No. OC-006 – Ajax Building
Company, LLC., – \$6,033.00 – November 18, 2025
File Number NI26-0346
Comm. Dist. All
Recommendation Receive and File
- N102 Notice to Proceed – 911 Call Center Restroom Remodels – Task Order FM25-
013 – EnviroBuild, LLC – October 6, 2025
File Number NI26-0347
Comm. Dist. All
Recommendation Receive and File
- N103 FAC25-1266 – AAR No. 5 to Agreement RLS24-01147 - East Pasco Senior
Center - Ryman Construction of Florida, Inc. - \$18,870.93 – November 20,
2025.
File Number NI26-0348
Comm. Dist. All
Recommendation Receive and File
- N104 FAC26-1024 – AAR No. 2 – West Pasco Government Center Renovations of
Second Floor – Bandes Construction Company, Inc. – \$2,903.68 – November
20, 2025.
File Number NI26-0349
Comm. Dist. All
Recommendation Receive and File
- N105 FAC25-1273 – AAR No. 6 to Agreement RLS24-01147 - East Pasco Senior
Center - Ryman Construction of Florida, Inc. - \$2,851.49 – November 26, 2025.
File Number NI26-0350
Comm. Dist. All
Recommendation Receive and File
- N106 Alternative Standard Request — 7914 Massachusetts Ave, LLC - Alternative
Standard Request from the Land Development Code Section 905.2.D.5
Perimeter Landscape Buffering and Screening - Located in Southwest Pasco
County on the South Side of Massachusetts Avenue, Approximately 215 Feet
West of Osteen Road.
File Number NI26-0365
Comm. Dist. 4
Recommendation Receive and File

- N107 Additional Purchasing Authority and Addition of Bid Line Items to Exempt Purchase – Maschmeyer Concrete Company of Florida – As Needed Concrete Fiber and Regular Ready Mix Delivery Services for Public Works and Utilities Operations & Maintenance Departments (PWM26-0014)
File Number NI26-0371
Comm. Dist. All
Recommendation Receive and File
- N108 Confidential Exempt Purchase – Cybersecurity Goods and Services for Master Lift Station Projects (UTOM26-0036)
File Number NI26-0373
Comm. Dist. All
Recommendation Receive and File
- N109 Purchase Exemption and Temporary Utility Re-Location Agreement – Charter Communications, LLC – Work Order No. SC 24-001, 9th Avenue Sewer Repair (PCU 24-813.00) (UTD26-0038)
File Number NI26-0374
Comm. Dist. 4
Recommendation Receive and File
- N110 Task Order No. 2-26 – Stroud Engineering Consultants, Inc. – State Road 52 and U.S. Route 41 Intersection Potable Water Main Relocation & Valve Replacement (PCU 25-021.00) (UTD26-0006)
File Number NI26-0381
Comm. Dist. All
Recommendation Receive and File
- N111 Revision No. 5 for Task Order No. 1-20 – CDM Smith Inc. – Additional Time Extension; Boyette Water Treatment Plant Chemical Storage and Feed System Modifications (PCU 20-007.00) (UTD26-0049)
File Number NI26-0382
Comm. Dist. 1
Recommendation Receive and File
- N112 Revision No. 1 for Task Order No. 3-22, Time Extension Only – Mead & Hunt, Inc. – Ryans Lane FM Pigging Stations (PCU22-016.00) (UTD26-0040)
File Number NI26-0384
Comm. Dist. 1
Recommendation Receive and File
- N113 Non-Substantial Modification — Starkey Ranch (Jen Tampa 14, LLC) — Non-Substantial Modification to the Starkey Ranch Unified Sign Plan (USP) to Update the Narrative, Signage Master Plans, Materials, and Residential Neighborhood Sign.
File Number NI26-0385
Comm. Dist. 3

Recommendation Receive and File

- N114 Alternative Standard Request - KB Homes, LLC - Alternative Standard Request from the Land Development Code Section 907.1.E Parking Facilities Required, to Allow a Reduction in Required Parking Spaces from 15 to 13 for the Amenity Center - Located in West Central Pasco, Approximately 1.32 Miles Northwest of the Suncoast Parkway and State Road 52 Intersection.
File Number NI26-0386
Comm. Dist. 5
Recommendation Receive and File
- N115 Bexley Community Development District - Fiscal Year 2024 Annual Financial Audit Report - Received August 18, 2025
File Number NI26-0397
Comm. Dist.
Recommendation Receive and File
- N116 Estancia at Wiregrass Community Development District - Fiscal Year 2026 Meeting Dates - Received September 30, 2026
File Number NI26-0398
Comm. Dist.
Recommendation Receive and File
- N117 Hidden Creek North Community Development District - Fiscal Year 2024 Annual Financial Audit Report - Received August 18, 2025
File Number NI26-0399
Comm. Dist. All
Recommendation Receive and File
- N118 Lakeshore Ranch Community Development District - Fiscal Year 2026 Meeting Dates - Received September 30, 2025
File Number NI26-0400
Comm. Dist.
Recommendation Receive and File
- N119 Long Lake Reserve Community Development District - Resolution for Fiscal Year 2025-2026 Meeting Dates - Received August 20, 2025
File Number NI26-0401
Comm. Dist.
Recommendation Receive and File
- N120 PSC-2025-0376-PCO-EI – Docket No. 202501 13-EI – Duke Energy Florida, LLC – Issued October 14, 2025
File Number NI26-0402
Comm. Dist. All
Recommendation Receive and File
- N121 PSC-2025-0438-TRF-EI – Docket No. 20250112-EI – Tampa Electric Company

– Issued November 24, 2025

File Number NI26-0403

Comm. Dist. All

Recommendation Receive and File

N122 Southwest Florida Water Management District - Fiscal Year 2026 Schedule of Meetings - Received October 14, 2025

File Number NI26-0404

Comm. Dist. All

Recommendation Receive and File

N123 Summit View - Fiscal Year 2026 Meeting Dates - Received September 30, 2025

File Number NI26-0405

Comm. Dist. All

Recommendation Receive and File

N124 Summit View II Community Development District - Fiscal Year 2026 Meeting Dates - Received September 30, 2025

File Number NI26-0406

Comm. Dist. All

Recommendation Receive and File

N125 Tampa Bay Water - 2026 Board Meeting Schedule - Received November 20, 2025

File Number NI26-0407

Comm. Dist. All

Recommendation Receive and File

N126 Verandahs Community Development District - Resolution for Fiscal Year 2025-2026 Meeting Dates - Received August 13, 2025

File Number NI26-0408

Comm. Dist. All

Recommendation Receive and File

N127 Change Order No. 5 for Time Extension Only – Odyssey Manufacturing Company – Boyette Water Treatment Plant Chemical Storage and Feed System Modifications (PCU 20-007.00) (UTD26-0048)

File Number NI26-0410

Comm. Dist. 1

Recommendation Receive and File

N128 Alternative Standard Request - Red Sky/7Crew Florida, LLC - An Alternative Standard Request from the Land Development Code Sections 905.2.D.3.b, Landscape Islands and Terminal Islands, and 905.2. D.4.c, Building Perimeter Landscaping - Located in Southwest Pasco on the Southwest Corner of the Intersection of Mile Stretch Drive and US Highway 19.

File Number NI26-0411

- Comm. Dist.** 3
Recommendation Receive and File
- N129 Revision No. 1 to Task Order No. 1-22 – Black & Veatch Corporation – Asset-Centre Software Expansion (PCU 21-014.00) (UTD26-0010)
File Number NI26-0412
Comm. Dist. All
Recommendation Receive and File
- N130 Report of Receipt of Annual Donations FY25 — Library Services Department
File Number NI26-0415
Comm. Dist. All
Recommendation Receive and File
- N131 Release of the Right-of-Way (ROW) Performance Guarantee Surety Bond No. 0258184 and Accept ROW Maintenance Guarantee Surety Bond No. 0264653 – Mirada II Community Development District (Developer) – Tyndall Road Right Turn Lane (Widen Tyndall Road To Create a Westbound Right Turn Lane Onto Teak Follow), Permit No. ROW-2023-00915 (PDE25-0297)
File Number NI26-0416
Comm. Dist. 1
Recommendation Receive and File
- N132 Receive the Right-of-Way (ROW) Performance Guarantee Surety Bond No. 964236234 – Suncoast SR 54 & New River, LLC, (Developer) – SR 54 and New River (Construct New Right Turn Lane With Retaining Wall From Wesley Chapel Boulevard to Project Entrance) Permit No. ROW-2025-00397 (PDE25-0390)
File Number NI26-0417
Comm. Dist. 2
Recommendation Receive and File
- N133 Release of the Right-of-Way (ROW) Performance Guarantee Surety Bond No. 30200745 and Accept ROW Maintenance Guarantee Surety Bond No. 59BSBJJ2296 – Pulte Home Company, LLC (Developer) – Watergrass Parkway and Wells Road Phase 1, Right of Way Improvements (Approximately 2,800 Linear Feet of Roadway Improvements to Watergrass Parkway and Approximately 273 Linear Feet of Roadway Improvements to Overpass Road), Permit No. ROW-2023-00520 (PDE25-0391)
File Number NI26-0418
Comm. Dist. 1
Recommendation Receive and File
- N134 Release of Performance Guarantee Surety Bond No. 5763543 – CF GTIS IV Two Rivers, LLC (Developer) – Two Rivers Parcel F2 Phase 1 (PDE25-0413)
File Number NI26-0419
Comm. Dist. 1
Recommendation Receive and File

- N135 Release of Performance Guarantee Surety Bond No. SUR23100085 – Pasco Development Land 213, LLC (Developer) – Connerton Village Two Parcel 213 Phases 1C-3 (PDE26-0040)
File Number NI26-0420
Comm. Dist. 2
Recommendation Receive and File
- N136 Emergency Purchase – Frontier Florida LCC – Network Voice and Data Carrier Services - \$87,200.00
File Number NI26-0425
Comm. Dist.
Recommendation Receive and File
- N137 City of Zephyrhills Voluntary Annexation, CCC Property Holdings LLC
File Number NI26-0426
Comm. Dist. 1
Recommendation Receive and File
- N138 Alternative Standard Request - Lennar Homes - Alternative Standard Request from the Land Development Code, Section 905.2. Landscaping and Buffering for the Boger Ranch Amenity Center, SITEPLN-2024-00153 - Located in Central Pasco County, in the Northeast Quadrant of the Tyndall Road Extension and Wirt Road Intersection.
File Number NI26-0428
Comm. Dist. 1
Recommendation Receive and File
- N139 Task Order No. 1-26 – JMG Engineering, Inc. (JMG) – Beneficial Utilization for Ash for Portland Cement Production (SW26-0121)
File Number NI26-0433
Comm. Dist. All
Recommendation Receive and File

Addendum

Walk-Ons

Post Meeting Materials

Adjourn