

**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 20, 2026

### 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.

## Consent

### Constitutional Officers - Clerk and Comptroller

- C1 Board of County Commissioners Regular Meeting/Rezoning August 21, 2024 – 10 A.M.  
**File Number** CO26-0125  
**Comm. Dist.** All  
**Recommendation** Approve
- C2 Board of County Commissioners Regular Meeting/Rezoning September 03, 2024 – 9 A.M.  
**File Number** CO26-0126  
**Comm. Dist.** All  
**Recommendation** Approve
- C3 Board of County Commissioners Regular Meeting/Rezoning September 03, 2024 – 10 A.M.  
**File Number** CO26-0127  
**Comm. Dist.** All  
**Recommendation** Approve
- C4 Board of County Commissioners Regular Meeting/Rezoning September 17, 2024  
**File Number** CO26-0128  
**Comm. Dist.** All  
**Recommendation** Approve
- C5 Board of County Commissioners Budget Hearing September 17, 2024 – 5:15PM  
**File Number** CO26-0129  
**Comm. Dist.** All  
**Recommendation** Approve
- C6 Board of County Commissioners Emergency Meeting October 06, 2024  
**File Number** CO26-0130  
**Comm. Dist.** All  
**Recommendation** Approve
- C7 Board of County Commissioners Regular Meeting/Rezoning October 22, 2024 – 10 A.M.  
**File Number** CO26-0131  
**Comm. Dist.** All  
**Recommendation** Approve
- C8 Board of County Commissioners Regular Meeting/Rezoning November 12, 2024 – 10 A.M.

**File Number** CO26-0132  
**Comm. Dist.** All  
**Recommendation** Approve

C9 Board of County Commissioners Regular Meeting/Rezoning December 10, 2024 – 10 A.M.

**File Number** CO26-0133  
**Comm. Dist.** All  
**Recommendation** Approve

C10 Board of County Commissioners Regular Meeting/Rezoning January 14, 2025 – 10 A.M.

**File Number** CO26-0134  
**Comm. Dist.** All  
**Recommendation** Approve

C11 Board of County Commissioners Regular Meeting/Rezoning January 28, 2025 – 10 A.M.

**File Number** CO26-0135  
**Comm. Dist.** All  
**Recommendation** Approve

C12 Board of County Commissioners Regular Meeting/Rezoning February 11, 2025 – 10 A.M.

**File Number** CO26-0136  
**Comm. Dist.** All  
**Recommendation** Approve

**Constitutional Officers - Clerk - Financial Matters**

C13 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** CO26-0124  
**Comm. Dist.** All  
**Recommendation** Approve

**Constitutional Officers - Clerk - Minutes Distribution**

C14 Board of County Commissioners Regular Meeting/Rezoning February 25, 2025 – 10 A.M.

**File Number** CO26-0137  
**Comm. Dist.** All  
**Recommendation** Approve

C15 Board of County Commissioners Regular Meeting/Rezoning March 11, 2025 – 10 A.M.

**File Number** CO26-0138

**Comm. Dist.** All  
**Recommendation** Approve

C16 Board of County Commissioners Regular Meeting/Rezoning March 25, 2025 – 10 A.M.

**File Number** CO26-0139  
**Comm. Dist.** All  
**Recommendation** Approve

C17 Board of County Commissioners Regular Meeting/Rezoning April 9, 2025 – 10 A.M.

**File Number** CO26-0140  
**Comm. Dist.** All  
**Recommendation** Approve

**Development Services - Planning and Economic Growth**

C18 Food Policy Advisory Council Membership: New Appointments, Reappointments – No Funding Required

**File Number** PDE26-0145  
**Comm. Dist.** All  
**Recommendation** Approve

**Public Infrastructure - Fiscal and Business Administration**

C19 Cooperative Purchase – Fastenal Company – As Needed Paint and Supplies – \$135,000.00

**File Number** PIFBA26-0027  
**Comm. Dist.** All  
**Recommendation** Approve

**Public Infrastructure - Utilities**

C20 Change Order No. 1 – Vogel Bros. Building Co. – Additional Funds for Land O’ Lakes Wastewater Treatment Plant Rehabilitation and Expansion (PCU22-018.00) – \$4,200,000.00

**File Number** UTD26-0015  
**Comm. Dist.** 2  
**Recommendation** Approve

C21 Budget Amendment and Resolution – Fourth Amendment to County Utility Projects Joint Funding Agreement between Pasco County, VOPH Master Development Company, LLC, and Galvin-Harris Land Services, LLC – Ratification of Funding, Villages of Pasadena Hills (VOPH) Water and Wastewater Infrastructure – \$240,000.00

**File Number** UTD26-0209  
**Comm. Dist.** 1  
**Recommendation** Approve

C22 Release of Performance Guarantee for IFB-RH-22-166 – EnviroWaste

Services Group, Inc. – As Needed Emergency and Non-Emergency Waste-Water Retrieval and Sludge Hauling Services – No Funding Required

**File Number** UTOM26-0138

**Comm. Dist.** All

**Recommendation** Approve

- C23 Release of Performance Guarantee for IFB-KM-22-176 – EnviroWaste Services Group, Inc. – As Needed Sewage Debris Retrieval and Hauling Services – No Funding Required

**File Number** UTOM26-0142

**Comm. Dist.** All

**Recommendation** Approve

- C24 Budget Amendment and Resolution for the Septic Upgrade Incentive Project – Pasco County Utilities Department – Transfer of Funds from Fiscal Year (FY) 2025 to FY 2026 – \$2,222,222.22

**File Number** UT26-2910

**Comm. Dist.** 5

**Recommendation** Approve

#### **Public Safety - Fire Rescue**

- C25 Cooperative Purchase — Stryker Sales, LLC — LUCAS 3, V3.1 Chest Compression Systems and Accessories — \$672,651.85

**File Number** FR26-1205

**Comm. Dist.** All

**Recommendation** Approve

- C26 Correction to Budget Amendment, Journal No #2026 01 1870 - Acceptance of Agreement for the Fiscal Year 2025-2026 Drone Replacement Program Financial Assistance Award Between Florida Department of Law Enforcement and Pasco County Board of County Commissioners — \$125,000.00

**File Number** FR26-1264

**Comm. Dist.** All

**Recommendation** Approve

#### **Public Services - Parks, Recreation and Natural Resources**

- C27 Multiple Award of Solicitation No. IFB-SP-25-149 – Central Florida Transport, LLC, and J & M Materials of Riverview, Inc. – As-Needed Beach Sand Fill Material – \$320,000.00

**File Number** PRN26-0028

**Comm. Dist.** All

**Recommendation** Approve

- C28 Cooperative Service Agreement – United States Department of Agriculture Animal and Plant Health Inspection Service – Wildlife Management Services – \$5,000.00

**File Number** PRN26-0031

**Comm. Dist.** 5  
**Recommendation** Approve

C29 Addition of the Sea Pines Drive Property, Parcel ID Nos. 22-24-16-0000-00300-0000, 23-24-16-0000-00600-0000, and 23-24-16-0000-00300-0000 – Parks, Recreation, and Natural Resources Department – Environmental Lands Acquisition and Management Program Acquisition List – No Funding Required

**File Number** PRN26-0036  
**Comm. Dist.** 5  
**Recommendation** Approve

C30 Parking Lease Agreement – Union Missionary Baptist Church of Port Richey, Inc. – Additional Parking for Pine Hill Park — \$1,300.00 Annually

**File Number** PRN26-0038  
**Comm. Dist.** 4  
**Recommendation** Approve

C31 Budget Amendment and Resolution – Parks, Recreation, and Natural Resources Department – Purchase of Calisthenics Equipment Provided by the Tourism Development Tax Fund – \$6,000.00

**File Number** PRN26-0040  
**Comm. Dist.** 5  
**Recommendation** Approve

## Regular

### Legislative/Administrative - County Administrator

R32 (11:00 A.M. Time Certain) Tampa Bay Water Presentation

**File Number** CA26-5009  
**Comm. Dist.** All  
**Recommendation** Presentation Only

R33 (11:15 A.M. Time Certain) Pasco EDC Quarterly Update

**File Number** CA26-5008  
**Comm. Dist.** All  
**Recommendation** Presentation Only

R34 Federal Platform

**File Number** CA26-5010  
**Comm. Dist.** All  
**Recommendation** Discussion

### Development Services - Planning and Economic Growth

R35 Food Policy Advisory Council Annual Update

**File Number** PDE26-0034  
**Comm. Dist.** All  
**Recommendation** Presentation Only

R36 Pasco Re-entry Jobs and R.O.I. Update  
**File Number** PDE26-0364  
**Comm. Dist.** All  
**Recommendation** Presentation Only

**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.**

P37 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 10) From RES-6 (Residential 6 – Du/Ga) To COM (Commercial) on Approximately 1.72 Acres of Real Property Located on the North Side of Ridge Road Approximately 180 Feet East of the Intersection of Broad Street and Ridge Road; And Providing For Additional Text Amendments As Necessary For Internal Consistency; Providing For A Repealer, Severability, And An Effective Date.

**File Number** PDE26-0019  
**Comm. Dist.** 4  
**Recommendation** Approve

P38 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 10) Changing From COM (Commercial) And RES-9 (RESIDENTIAL -9 DU/GA) To RES-6 (RESIDENTIAL-6 DU/GA) On Approximately 26.2 Acres Of Real Property Located Approximately 600 Feet East Of The Intersection Of Little Road And Ross Lane; And Providing For Additional Text Amendments As Necessary For Internal Consistency; Providing For a Repealer, Severability, And An Effective Date.

**File Number** PDE26-0173  
**Comm. Dist.** 4  
**Recommendation** Approve

P39 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 19) From COM (Commercial) To PD (Planned Development) On

Approximately 15.36 Acres Of Real Property Located On The North Side Of SR 54 Approximately .3 Miles Southeast Of The Intersection Of SR 54 And Starkey Blvd; And A Text Amendment Creating Subarea Policy FLU 7.1.80 – Blackwell Mixed-Use PD; And A Map Amendment To The Future Land Use Map 2-9 Adding Subarea Map 2-9(80) Blackwell Mixed-Use PD; And Providing For Additional Text Amendments As Necessary For Internal Consistency; And Providing For Additional Text Amendments As Necessary For Internal Consistency; Providing For A Repealer, Severability, And An Effective Date.

**File Number** PDE26-0185

**Comm. Dist.** 3

**Recommendation** Approve

**Public Hearings at 1:30 p.m.**

P40 Zoning Amendment (Consent) - Decubellis and Little MPUD Master Planned Unit Development - Gene D. Little, Terry W. Little, Peter A. Little, et al. - A Rezoning Request from an MPUD Master Planned Unit Development to an MPUD Master Planned Unit Development to Amend the MPUD and Associated Infrastructure on Approximately 17.99 Acres Located Approximately 300 feet South of the Little Road and Decubellis Road Intersection on the East Side

**File Number** PDE26-7894

**Comm. Dist.** 4

**Recommendation** Approval with Conditions

P41 Petition to Vacate Platted Right-of-Way and Utility Easement (Regular) – Compass Land USA Fund 1 LP – Old Moon Lake Road, New Port Richey – No Funding Required

**File Number** FAC26-0004

**Comm. Dist.** 4

**Recommendation** Approve

P42 Petition to Vacate Platted Utility Easement (Regular) – Gatun Street, New Port Richey – Moon Lake Estates Unit Twelve – Greg and Veronica Johnson – No Funding Required

**File Number** FAC26-0069

**Comm. Dist.** 4

**Recommendation** Approve

P43 Zoning Amendment (Regular) - DRB Little and Ross MPUD Master Planned Unit Development - Citrico Alliance, LLC. - A Rezoning Request From an A-C Agricultural District and C-2 General Commercial District to an MPUD Master Planned Unit Development to Allow for the Development of 74 Single Family Detached Units and Associated Infrastructure on Approximately 26.2 Acres Located Approximately 600 Feet East of the Intersection of Little Road And Ross Lane on the North Side

**File Number** PDE26-7893

**Comm. Dist.** 4

**Recommendation** Approval with Conditions

P44 Zoning Amendment (Regular) - Blackwell MF & Office Complex MPUD Master Planned Unit Development - 5415 INC - A Rezoning Request from an A-C Agricultural District to an MPUD Master Planned Unit Development District to Allow for the Development of 290 Multi-Family Units and 50,000 Square Feet of Commercial and Medical Office Uses and Associated Infrastructure on Approximately 15.36 Acres Located on the North Side of State Road 54 Approximately .3 Miles Southeast of the Intersection of State Road 54 and Starkey Boulevard  
**File Number** PDE26-7778  
**Comm. Dist.** 3  
**Recommendation** Approval with Conditions

## Noted Items

### Agendas and Minutes

N45 Agenda & Minutes - Pasco County Commission on Human Trafficking - Meeting of October 8, 2025  
**File Number** NI26-0136  
**Comm. Dist.** All  
**Recommendation** Receive and File

N46 Agenda & Minutes - Pasco County Commission on Human Trafficking - Meeting of November 12, 2025  
**File Number** NI26-0138  
**Comm. Dist.** All  
**Recommendation** Receive and File

N47 Metropolitan Planning Organization (MPO) Meeting Minutes – December 10, 2024  
**File Number** NI26-0438  
**Comm. Dist.** All  
**Recommendation** Receive and File

N48 Planning Commission (PC) Meeting Minutes – August 22, 2024  
**File Number** NI26-0439  
**Comm. Dist.** All  
**Recommendation** Receive and File

N49 Planning Commission (PC) Meeting Minutes – September 19, 2024  
**File Number** NI26-0440  
**Comm. Dist.** All  
**Recommendation** Receive and File

N50 Pasco County Construction Board (PCCB) Meeting Minutes – June 13, 2024  
**File Number** NI26-0441  
**Comm. Dist.** All  
**Recommendation** Receive and File

- N51 Consolidated Justice Information System Advisory Board (CJIS) Meeting Minutes – October 25, 2024  
**File Number** NI26-0442  
**Comm. Dist.** All  
**Recommendation** Receive and File
- N52 Public Safety Coordinating Council (PSCC) Meeting Minutes – August 09, 2024  
**File Number** NI26-0443  
**Comm. Dist.** All  
**Recommendation** Receive and File
- N53 Villages of Pasadena Hills Advisory and Planning Committee (VOPH) Meeting Minutes – June 05, 2024  
**File Number** NI26-0444  
**Comm. Dist.** All  
**Recommendation** Receive and File
- N54 Food Policy Advisory Council (FPAC) Meeting Minutes 2025  
**File Number** NI26-0437  
**Comm. Dist.** All  
**Recommendation** Receive and File

**Miscellaneous**

- N55 Revision No. 1 to Task Order No. 1-23 – Arcadis U.S., Inc. – Crystal Springs Booster Station Time Extension Only (PCU 22-022.00) (UTD26-0063)  
**File Number** NI26-0413  
**Comm. Dist.** 1  
**Recommendation** Receive and File
- N56 Revision No. 1 to Task Order No. 3-24 – Carollo Engineers, Inc. – 2024 Pasco County Master Reuse System Master Plan (PCU 23-020.00) (UTD26-0097)  
**File Number** NI26-0414  
**Comm. Dist.** All  
**Recommendation** Receive and File
- N57 Receive and File Tier Determination (MSTRGR-2025-00026)  
**File Number** NI26-0427  
**Comm. Dist.** 1  
**Recommendation** Receive and File
- N58 Confidential Exempt Purchase – Cybersecurity  
**File Number** NI26-0432  
**Comm. Dist.** All  
**Recommendation** Receive and File
- N59 FAC25-1281 - Jail Expansion Construction - Construction Change Directive

CCD066 - Moss & Associates, LLC - \$35,000.00 - Overhead Doors, Security Controls, Drywall and Framing, Flooring - September 18, 2025

**File Number** NI26-0351  
**Comm. Dist.** All  
**Recommendation** Receive and File

N60 FAC25-1282 - Jail Expansion Construction - Construction Change Directive  
CCD067 - Moss & Associates, LLC - \$100,000.00 - Sitework, Security, Safety Bollards, Plumbing, Mechanical, Electrical - September 22, 2025

**File Number** NI26-0352  
**Comm. Dist.** All  
**Recommendation** Receive and File

N61 FAC25-1283 - Jail Expansion Construction - Construction Change Directive  
CCD068 - Moss & Associates, LLC - \$100,000.00 - Sitework, Security, Plumbing - September 18, 2025

**File Number** NI26-0353  
**Comm. Dist.** All  
**Recommendation** Receive and File

N62 FAC25-1287 - Jail Expansion Construction - Construction Change Directive  
CCD069R1 - Moss & Associates, LLC - \$42,500.00 - Security and Hardware - September 25, 2025

**File Number** NI26-0354  
**Comm. Dist.** All  
**Recommendation** Receive and File

N63 FAC26-1043 – Fire Rescue Station No. 19 – CAR No. CM-004 – Ajax Building Company, LLC., – \$139,008.00 – November 24, 2025

**File Number** NI26-0355  
**Comm. Dist.** All  
**Recommendation** Receive and File

N64 AAR No. 5 to Agreement IFB-DS-24-009 – Starkey Ranch District Park Phase 2B-2G – The Diaz/Fritz Group, Inc. - \$13,948.78

**File Number** NI26-0356  
**Comm. Dist.** All  
**Recommendation** Receive and File

N65 FAC26-1026 – Change Order No. 2 to Task Order No. FM25-011 – Facilities Management Central Building Site Improvements & Foundation Way – CPH Consulting, LLC.- No Funding required.

**File Number** NI26-0357  
**Comm. Dist.** All  
**Recommendation** Receive and File

N66 FAC26-1013 – Change Order No. 3 to Agreement IFB-DS-24-009 – Starkey Ranch District Park Phase 2B-2G – The Diaz/Fritz Group - \$4,779.41 –

December 11, 2025

**File Number** NI26-0358

**Comm. Dist.** All

**Recommendation** Receive and File

N67 PSC-2025-0456-CO-EI – Docket No. 202501 12-EI – Tampa Electric Company  
– Issued December 16, 2025

**File Number** NI26-0445

**Comm. Dist.**

**Recommendation** Receive and File

N68 Acceptance of Utility Improvements and Release of Maintenance Guarantee –  
Thornwood Associates, LLC – Chapel Crossings NW Quadrant Village C  
Phase 1 (PCU 12-111.13) (UTD26-0141)

**File Number** NI26-0448

**Comm. Dist.** 1

**Recommendation** Receive and File

N69 Filing of Intergovernmental Cooperative Agreement for the Pasco County  
Mosquito Control District

**File Number** NI26-0449

**Comm. Dist.** All

**Recommendation** Receive and File

N70 Acceptance of Utility Improvements and Release of Maintenance Guarantee –  
Thornwood Associates, LLC – Chapel Crossings NW Quadrant – Village A  
Phase 2 (PCU 12-111.11) (UTD26-0139)

**File Number** NI26-0446

**Comm. Dist.** 1

**Recommendation** Receive and File

N71 Public Facilities Report for West Hillcrest Community Development District

**File Number** NI26-0527

**Comm. Dist.** All

**Recommendation** Receive and File

N72 Ballantrae Community Development District FY 2024-2025 Amended Budget

**File Number** NI26-0528

**Comm. Dist.** All

**Recommendation** Receive and File

## Addendum

## Resolutions

### Commissioners Items - Commissioner Yeager

ARS73 A Resolution By The Board Of County Commissioners Of Pasco County,  
Florida, Declaring January 26, 2026, As All In For Early Learning Day In Pasco

County  
**File Number** CAO26-5115  
**Comm. Dist.** All  
**Recommendation** Approve

**Walk-Ons**

**Post Meeting Materials**

**Adjourn**