

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

ANNOTATED AGENDA

JUNE 3, 2025

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

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

10:00 A.M.

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

County Commissioners	Honorable Kathryn Starkey, Chairman, District 3 Honorable Jack Mariano, Vice Chairman, District 5 Honorable Seth Weightman, Second Vice-Chairman, District 2 Honorable Ronald E. Oakley, District 1 Honorable Lisa Yeager, District 4
Clerk & Comptroller	Honorable Nikki Alvarez-Sowles, Esq.
County Administrator	Mike Carballa, P.E.
County Attorney	Jeffrey N. Steinsnyder, Esq. Rep. by Mr. David Goldstein Chief Assistant County Attorney

Call To Order

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

Invocation Pledge of Allegiance

The Chaplain gave the Invocation.

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

Roll Call

Ms. Alvarez-Sowles called the roll. All Commissioners were present. Chairman Starkey attended the meeting virtually.

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.

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

Mr. Joseph Bolick, Ms. Allison Moore, Ms. Carey Huyser, Ms. Nancy Hazlewood, Ms. Cindi Buckel, and Mr. Ross Yerger spoke regarding a Marion Lane Subdivision issue; the culvert; flooding; pictures that were displayed by Mr. Bolick; County standards; the creek; what the property was used for; road conditions; where the residents had to transport the garbage; road maintenance; a meeting that Ms. Moore had with Commissioner Oakley; that it was a private road; traffic; the width of the road; access to the project; easements; SWFWMD (Southwest Florida Water Management District); logistical issues; Ms. Huyser's property; financial strains; a mule gate; the Northeast Rural Area Protection Plan; the Green Swamp; equestrian growth; economic development; sports; Little Everglades; a well field and wastewater treatment plant; water resources; the Brooksville Ridge; Ms. Buckel's education; equestrian property; development in the surrounding area; access to Frontier Drive; trucks on the road; that the residents signed a petition; Ocala; places to ride horses; the water shut-offs; an email chain Mr. Yerger was in; and communication.

Approved to receive and file documents submitted by Ms. Allison Moore

Approved to receive and file documents submitted by Ms. Carey Huyser.

Consent

Approved the Consent Agenda with the exception of Agenda Item C29 which had been pulled for discussion or revision by a roll call vote.

Constitutional Officers - Clerk and Comptroller

- C1 Clerk & Comptroller - Fiscal Year 2025-2026 Proposed Budget
File Number CO25-0140
Comm. Dist. All
Recommendation Receive and File

Constitutional Officers - Clerk - Financial Matters

- C2 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 CO25-0143
Comm. Dist. All
Recommendation Approve

Constitutional Officers - Property Appraiser

- C3 Property Appraiser - Financial Reports for Fiscal Year Ending September 30, 2024 - Letter Dated April 30, 2025
File Number CO25-0139
Comm. Dist. All
Recommendation Approve

Constitutional Officers - Sheriff

- C4 Proposed Fiscal Year 2025-2026 Budget
File Number CO25-0138
Comm. Dist. All
Recommendation Receive and File

Constitutional Officers - Supervisor of Elections

- C5 Supervisor of Elections Office - Fiscal Year 2025-2026 Proposed Budget
File Number CO25-0141
Comm. Dist. All
Recommendation Receive and File

C6 Fixed Assets Removal
File Number CO25-0142
Comm. Dist. All
Recommendation Approve

Legislative/Administrative - County Attorney

C7 Request for Additional Purchase Authority – Barnett & Chistolini, PLLC –
Continued Supportive Legal Services to Pasco County - \$35,000.00
File Number CAO25-2006
Comm. Dist. All
Recommendation Approve

C8 Request for Additional Purchasing Authority - Ford & Harrison, LLP –
Special Counsel Labor and Employment Law - \$15,000.00
File Number CAO25-0004
Comm. Dist. All
Recommendation Approve

Development Services - Code Compliance

C9 Updates to the Pasco County Fee Schedule for Planning, Development
and Economic Growth, Natural Resources, GIS, Survey, Real Property &
Planning, Engineering Inspections, Central Permitting, and Traffic
Operations - No Funding Required
File Number CC25-0008
Comm. Dist. All
Recommendation Approve

Internal Services - Emergency Management

C10 A Resolution to Adopt the 2025 Pasco County Comprehensive Emergency
Management Plan - No Funding Required
File Number OEM25-0010
Comm. Dist. All
Recommendation Approve

Internal Services - Facilities Management

C11 Accept Deed and Adopt Resolution Cancelling Taxes – Pasco County
Associates I, LLLP – Two Ridges Road – No Funding Required
File Number FAC25-0064
Comm. Dist. 2
Recommendation Approve

Internal Services - Office of Management and Budget

- C12 Second Quarter Fiscal Year 2025 Retroactive Budget Amendment
Approval - Office of Management and Budget - \$24,086,050.78
File Number OMB25-0035
Comm. Dist. All
Recommendation Approve
- C13 Cooperative Purchase - Vertosoft LLC - OpenGov Budgeting and Planning
Software Modules - \$195,601.56
File Number OMB25-0042
Comm. Dist. All
Recommendation Approve

Internal Services - Purchasing

- C14 Add Vendor and Delegate Authority – Suncoast Promotional Products,
Inc. – Countywide Uniforms – No Additional Funding
File Number PU25-0022
Comm. Dist. All
Recommendation Approve

Public Infrastructure - Fiscal and Business Administration

- C15 A Resolution Establishing Annual Interest Rates for Special Assessment
Projects at 7.5% – For Fiscal Year 2025 – No Funding Required
File Number PIFBA25-0401
Comm. Dist. All
Recommendation Approve

Public Infrastructure - Public Works

- C16 Change Order No. 3 to Agreement for Solicitation No. IFB-RH-23-016 for
Additional Purchase Authority – McShea Contracting, LLC – As Needed
Paving Marking Installation – \$772,500.00
File Number PW25-0047
Comm. Dist. All
Recommendation Approve
- C17 Cooperative Purchase – Cumberland International Trucks of Florida, LLC
– 2026 HV507 SFA (HV507) 4X4 Construction Dump Truck – \$172,096.00
File Number PW25-0050
Comm. Dist. All
Recommendation Approve

Public Infrastructure - Solid Waste

- C18 Agreement to Piggyback the City of St. Petersburg's Agreement for Recycling Services – Recycling Services of Florida, Inc. – Recycling Services, Processing and Marketing of Recyclables – \$3,484,000.00
File Number SW25-0237
Comm. Dist. All
Recommendation Approve

Public Infrastructure – Transportation Engineering

- C19 Exempt Purchase - Professional Services Agreement – Ayres Associates Inc – Widening of DeCubellis Road (from Little Road to Town Center Road) and Starkey Boulevard (from south of Alico Pass to DeCubellis Road), and Intersection and Safety Improvements – \$2,713,984.91
File Number TED25-0216
Comm. Dist. 3, 4
Recommendation Approve

Public Infrastructure - Utilities

- C20 Task Order No. 1-25 – Carollo Engineers, Inc. – PFAS Evaluation Phase II (PCU24-022.00) – \$240,746.00
File Number UTD25-0095
Comm. Dist. All
Recommendation Approve
- C21 Task Order No. 4-25 – Stroud Engineering Consultants, Inc. – Powerline Corridor Reclaimed Water MOV & Telemetry (PCU24-009.00) – \$224,522.00
File Number UTD25-0210
Comm. Dist. 2, 5
Recommendation Approve
- C22 Task Order No. 2-25 – Black & Veatch Corporation, P.C. – 2025 Reservoir Engineering Compliance Services (PCU24-807.00) – \$309,599.00
File Number UTD25-0277
Comm. Dist. 1, 2
Recommendation Approve

- C23 Award of Bid No. IFB-BW-25-012 – Certified Backflow Services LLC and Southern Water and Soil, Inc. – As Needed Administration of Pasco County’s Septic Upgrade Incentive Program – Multi-Year Award – \$111,111.00
File Number UT25-0814
Comm. Dist. 5
Recommendation Approve
- C24 Cooperative Purchase – Mid-Florida Diesel, Inc. – Blue Star Power Systems Diesel Generators, and Automatic Transfer Switches – \$181,341.00
File Number UTOM25-0328
Comm. Dist. 3, 5
Recommendation Approve
- C25 Additional Purchasing Authority – Allied Universal Corp., Hawkins Water Treatment Group, Inc., and Odyssey Manufacturing Co. – As Needed Liquid Sodium Hypochlorite 12.5% – \$5,371,223.00
File Number UTOM25-0389
Comm. Dist. All
Recommendation Approve
- C26 Award of Bid No. IFB-FP-25-035 – Merrell Bros., Inc. – As Needed Sewage and Sludge Dewatering and Hauling Services – Multi-Year Award – \$3,973,310.00
File Number UTOM25-0414
Comm. Dist. All
Recommendation Approve

Public Services - Libraries

- C27 Exempt Purchase – CDW Government LLC – Various Technology Related Items - \$149,526.50
File Number LI25-0014
Comm. Dist. All
Recommendation Approve

Public Services - Parks, Recreation and Natural Resources

- C28 Standard Grant Agreement Nos. TG002 and TG010 – Department of Environmental Protection – To Add Signs to the Suncoast Trail, and To Replace Safety Fencing on the Suncoast Trail – \$221,000.00
File Number PRN25-0050
Comm. Dist. 3, 4, 5
Recommendation Approve

C29 Memorandum of Agreement – Florida Department of Agriculture and Consumer Services, Rural and Family Lands Protection Program - 4G Ranch – No Funding Required
File Number PRN25-0078
Comm. Dist. 1
Recommendation Approve

Approved Staff's recommendation by a roll call vote.

C30 Park Security Agreement – Wendell Duane Mericle – Continuation of 24-Hour Security at Withlacoochee River Park – No Funding Required
File Number PRN25-0077
Comm. Dist. 1
Recommendation Approve

Regular

Legislative/Administrative - County Administrator

R31 Presentation - Draft Better Future Action Plan
File Number CA25-5030
Comm. Dist. All
Recommendation Presentation Only

The item was for information only.

R32 A Resolution Of The Board Of County Commissioners Of Pasco County, Florida, Authorizing The Issuance Of Not-To-Exceed \$80,000,000 In Aggregate Principal Amount Of Pasco County, Florida, Capital Improvement Non-Ad Valorem Revenue Bonds, Series 2025A, For The Purpose Of Financing And/Or Reimbursing The Costs Of The Acquisition, Expansion, Design, Construction And Equipping Of Various Capital Improvements Of The County, Including Without Limitation, Parks And Recreation Projects, And Paying Associated Transactional Costs; Covenanting To Budget, Appropriate And Deposit Legally Available Non-Ad Valorem Revenues To Provide For The Payment Thereof; Making Certain Covenants And Agreements For The Benefit Of The Owners Of Such Bonds; Authorizing Certain Officials And Employees Of The County To Execute Any Document And Take All Actions Required In Connection With The Competitive Sale, Issuance And Delivery Of Such Bonds; Taking Certain Other Actions With Respect To Such Bonds; Providing For Severability; And Providing For An Effective Date.

File Number OMB25-0045
Comm. Dist. All
Recommendation Approve

Approved Staff's recommendation with the reflection with the word changing the slide to may by a roll call vote.

R33 A Resolution Of The Board Of County Commissioners Of Pasco County, Florida, Authorizing Competitive Bids And Approving The Forms Of The Official Notice Of Sale And Summary Notice Of Sale Pertaining To Such Bonds; Making Certain Provisions And Delegating Certain Responsibilities With Respect To The Official Notice Of Sale, Biddings And Sales Of Such Bonds; Approving The Form And Authorizing The Execution And Delivery Of A Disclosure Dissemination Agent Agreement; Approving The Form Of And The Distribution Of A Preliminary Official Statement And Authorizing The Execution And Delivery Of A Final Official Statement Pertaining To Said Bonds; Appointing A Paying Agent And Bond Registrar; Making Certain Covenants And Agreements In Connection Therewith; Authorizing Certain Officials Of The County To Execute Any Document Or To Take Any Actions Required In Connection With The Issuance Of Said Bonds; Providing For Severability; And Providing For An Effective Date.

File Number OMB25-0046
Comm. Dist. All
Recommendation Approve

Approved to adopt by a roll call vote.

Updates from Chairman-Appointed Boards and Committees

The updates were provided under Miscellaneous Business.

Miscellaneous Business - District One - Commissioner Oakley

- Commissioner Oakley displayed pictures and spoke regarding the Bellamy Brothers Boulevard Public Meeting.

Discussion was held regarding the road; improvements at the 52 intersection; the widening of 52; concerns with the intersection of Bellamy Brothers and 52 and the Orange Belt Trail; connections with development; and the underpass.

- He displayed pictures and spoke regarding the Fire Rescue Station 17 Ribbon Cutting.
- He displayed pictures and spoke regarding the Firefighter Class of 25-04 Graduation Ceremony.
- He displayed pictures and spoke regarding the AdventHealth Zephyrhills EP Lab Ribbon Cutting.
- He displayed pictures and spoke regarding Withlacoochee Technical College Graduation.
- He displayed pictures and spoke regarding his North Pasco RV Resort site visit.
- He spoke regarding rural areas, equestrian areas, horses, the Northeast Rural Area, and landowners.

Discussion was held regarding Marion County.

Miscellaneous Business - District Two - Commissioner Weightman

- Commissioner Weightman spoke regarding the YMCA on Bruce B. Downs, the BayCare loan, the partnership, and that it would open in the summer of 2026.
- Later in the meeting, he spoke regarding his congratulations to Wesley Chapel High School on their Division Championship.

Miscellaneous Business - District Three - Chairman Starkey

- No items.

Miscellaneous Business - District Four - Commissioner Yeager

- Commissioner Yeager spoke regarding an update on the Area of Aging and funding
- She displayed pictures and spoke regarding the Pasco County Fire Station 17 Ribbon Cutting.
- She displayed pictures and spoke regarding the Firefighter Graduation Ceremony.
- She displayed pictures and spoke regarding the Moon Lake Pop-Up pantry and the amount of families.
- She displayed pictures and spoke regarding her visit to the White House to celebrate the Gators National Championship for Basketball and a gentleman who was 7'9".

Discussion was held regarding the pictures displayed; the 7'9" player; and Commissioner Yeager's trip to DC.

- Later in the meeting, the Board wished Ms. Pamela Paone, Legislative Assistant for Commissioner Yeager, a happy birthday.

Miscellaneous Business - District Five - Commissioner Mariano

- Vice-Chairman Marino displayed pictures and spoke regarding debris in the canals, people looking for companies to clean their canals, grass clippings, canal homes, impervious backyards, water condition and quality, and Heritage Springs ponds.
- He spoke regarding his attendance at the Firefighter graduation.
- He spoke regarding the CDBG-R program.
- He spoke regarding PHSC Baseball winning the National Championship.

Miscellaneous Business - County Administrator

- Mr. Carballa spoke regarding the Building Construction Services Department receiving an Accreditation from the International Accreditation Services, what it recognized, and other Counties.

- He spoke regarding an approval from the Department of Environmental Protection on a trial for the use of the bottom ash as a concrete additive and CEMEX.

Discussion was held regarding landfills; a plant in Brooksville; local cement plants; CEMEX; that it was a pilot; and road base.

Miscellaneous Business - County Attorney

- No items.

Miscellaneous Business - Clerk and Comptroller

- No items.

Miscellaneous Business - Sheriff

- Absent.

THE BOARD RECESSED AT 12:02 P.M. AND RECONVENED AT 1:30 P.M. CHAIRMAN STARKEY WAS ABSENT FOR THE AFTERNOON SESSION. MS. ALVAREZ-SOWLES WAS REPRESENTED BY MR. HAROLD SAMPLE, DEPUTY CLERK, FOR THE AFTERNOON SESSION.

Public Hearings

Proposed Ordinances at 1:30 p.m.

- P34 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 12) From Ag (Agricultural) And Ag/R (Agricultural/Rural) To Pd (Planned Development) On Approximately 156 Acres Of Real Property Located North Of State Road 52 Approximately .60 Mile East Of The Intersection Of State Road 52 And Us 41; And A Text Amendment Creating Subarea Policy Flu 7.1.81 – Elite 52 Pd; And A Map Amendment To The Future Land Use Map 2-9 Adding Subarea Map 2-9(81) Elite 52 Pd; And Providing For Additional Text Amendments As Necessary For Internal Consistency; Providing For A Repealer, Severability, And An Effective Date.

File Number PDE25-0109

Comm. Dist. 1

Recommendation Continuation Requested

Approved to continue to a date uncertain with Chairman Starkey absent from the vote.

- P35 An Ordinance Amending Pasco County Ordinance No. 24-09 Contracting And Expanding The Boundaries Of The Two Rivers East Community Development District Pursuant To Chapter 190, Florida Statutes; Providing For Miscellaneous Provisions; Providing For An Effective Date.

File Number PDE25-0166

Comm. Dist. 1

Recommendation Continuation Requested

Approved to continue to the July 15, 2025 Board of County Commissioners meeting at 1:30 p.m. in Dade City with Chairman Starkey absent from the vote.

- P36 An Ordinance Amending Pasco County Ordinance No. 21-40 Contracting And Expanding The Boundaries Of Two Rivers North Community Development District Pursuant To Chapter 190, Florida Statutes; Providing For Miscellaneous Provisions; Providing For An Effective Date.

File Number PDE25-0173

Comm. Dist. 1

Recommendation Continuation Requested

Approved to continue to the July 15, 2025 Board of County Commissioners meeting at 1:30 p.m. in Dade City with Chairman Starkey absent from the vote.

P37 An Ordinance Amending Pasco County Ordinance No. 21-41 Contracting And Expanding The Boundaries Of The Two Rivers West Community Development District Pursuant To Chapter 190, Florida Statutes; Providing For Miscellaneous Provisions; Providing For An Effective Date.
File Number PDE25-0184
Comm. Dist. 1
Recommendation Continuanace Requested

Approved to continue to the July 15, 2025 Board of County Commissioners meeting at 1:30 p.m. in Dade City with Chairman Starkey absent from the vote.

P38 An Ordinance Amending The Pasco County Comprehensive Plan; Providing For A Small-Scale Comprehensive Plan Amendment To The Future Land Use Maps (2-15 And Sheet 13) Changing From AG (Agricultural) To IL (Industrial-Light) On Approximately 10.09 Acres Of Real Property Located On The South Side Of State Road 52 Approximately 1,274 Feet West Of Ehren Cutoff; And Providing For Additional Text Amendments As Necessary For Internal Consistency; Providing For A Repealer, Severability, And An Effective Date.
File Number PDE25-0112
Comm. Dist. 2
Recommendation Approve

Approved to adopt by a roll call vote with Chairman Starkey absent from the vote.

P39 An Ordinance Establishing Acacia Fields 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 PDE25-0130
Comm. Dist. 1
Recommendation Approve

Approved to adopt by a roll call vote with Chairman Starkey absent from the vote.

Public Hearings at 1:30 p.m.

- P40 Zoning Amendment (Continuance) – Swami Ayyan LLC/Wesley Chapel Professional Center – Change in Zoning from a PO-2 Professional Office District to a C-2 General Commercial District – South Central Pasco County – Southeast Corner of the Intersection of Veridian Way and State Road 54 – Containing Approximately 0.94 Acre
File Number PDE25-7867
Comm. Dist. 2
Recommendation Continuance Requested

Approved to continue to the July 15, 2025 Board of County Commissioners meeting at 1:30 p.m. in Dade City with Chairman Starkey absent from the vote.

- P41 Zoning Amendment (Continuance) – James A and Cheryl L Pelletier/Powerline Road Rezone – Change in Zoning from an A-C Agricultural District and A-R Agricultural-Residential District to an A-R Agricultural-Residential District – Northeast Pasco County – East Side of Powerline Road and Approximately 2,300 Feet North of Frazee Hill Road – Containing Approximately 9.8 Acres
File Number PDE25-7869
Comm. Dist. 1
Recommendation Continuance Requested

Approved to continue to the July 15, 2025 Board of County Commissioners meeting at 1:30 p.m. in Dade City with Chairman Starkey absent from the vote.

Noted Items

Agenda Items N42 through N93 were noted.

Agendas and Minutes

- N42 Agenda and Minutes – Pasco County Commission on Human Trafficking – Meeting of January 15, 2025
File Number NI25-0220
Comm. Dist. All
Recommendation Receive and File

- N43 Agenda & Minutes - Pasco Commission on Human Trafficking Education & Awareness Subcommittee - Meeting of January 15, 2025
File Number NI25-0221
Comm. Dist. All
Recommendation Receive and File
- N44 Agenda and Minutes – Pasco County Commission on Human Trafficking – Meeting of February 26, 2025
File Number NI25-0222
Comm. Dist. All
Recommendation Receive and File
- N45 Agenda & Minutes - Pasco Commission on Human Trafficking Education & Awareness Subcommittee - Meeting of February 26, 2025
File Number NI25-0223
Comm. Dist. All
Recommendation Receive and File
- Miscellaneous**
- N46 Change Order No. 1 to Task Order No. TED24-0282 – Kisinger Campo & Associates, Corp. – Design and Post Design Services for a Traffic Signal at the State Road 56 and Lajuana Boulevard Intersection (TED25-0238)
File Number NI25-0138
Comm. Dist. 2
Recommendation Receive and File
- N47 Change Order No. 1 to Professional Services Agreement for RSQ-KM-22-178 – Consor North America, Inc. – Design and Post Design Services for Grand Boulevard/County Road 595 Bridge Over the Pithlachascotte River (Bridge No. 140050) (TED25-0236)
File Number NI25-0139
Comm. Dist. 4
Recommendation Receive and File
- N48 Change Order No. 2 to Task Order No. TED24-0055 – WSP USA, Inc. – Ranch Road Sidewalk (U.S. Highway 19 to Ponderosa Avenue) Design Services (TED24-0254)
File Number NI25-0140
Comm. Dist. 5
Recommendation Receive and File

- N49 Change Order No. 4 to Professional Services Agreement – Consor North America, Inc. – Tower Road Route Study and Pond Siting Analysis Report; from West of Sunlake Boulevard to East of U.S. Highway 41 (TED25-0271)
File Number NI25-0141
Comm. Dist. 2, 4
Recommendation Receive and File
- N50 Task Order No. TED25-0224 – HNTB Corporation – Bridge Investment Program Grant Application Services for the Grand Boulevard Bridge Replacement Project (Over Pithlachascotee River) (TED25-0224)
File Number NI25-0142
Comm. Dist. 4
Recommendation Receive and File
- N51 Second Quarter Variance Report – FY 2025 – Florida Department of Health in Pasco County
File Number NI25-0283
Comm. Dist. All
Recommendation Receive and File
- N52 First Quarter Variance Report – FY 2025 – Florida Department of Health in Pasco County
File Number NI25-0284
Comm. Dist. All
Recommendation Receive and File
- N53 Release of Maintenance Guarantee – Acceptance of Utility Improvements and Maintenance Guarantee – Locust Branch, LLC – Wiregrass Ranch Parcel M14 Phases 1 & 2 (PCU04-148.122) (UTD25-0165)
File Number NI25-0431
Comm. Dist. 2
Recommendation Receive and File
- N54 Release of Maintenance Guarantee – Union Park East Community Development District – Union Park 7F1 (PCU07-261.30) (UTD25-0164)
File Number NI25-0432
Comm. Dist. 2
Recommendation Receive and File
- N55 Release of Maintenance Guarantee – Acceptance of Utility Improvements and Maintenance Guarantee – Bear Creek Towns, LLC – Bear Creek Townhomes (PCU21-103.15) (UTD25-0162)
File Number NI25-0433
Comm. Dist. 4
Recommendation Receive and File

- N56 Release of Maintenance Guarantee – AMH HB Woodlake Preserve
Venture, LLC – Lake Patience Subdivision (PCU17-114.01) (UTD25-0159)
File Number NI25-0435
Comm. Dist. 4
Recommendation Receive and File
- N57 Release of Maintenance Guarantee – Acceptance of Utility Improvements
and Maintenance Guarantee – Clayton Properties Group, Inc. – Chapel
Creek Villages 7 & 8 Phase 1 (PCU04-206.07) (UTD25-0161)
File Number NI25-0753
Comm. Dist. 1
Recommendation Receive and File
- N58 Release of Maintenance Guarantee – Acceptance of Utility Improvements
and Maintenance Guarantee – M/I Homes of Tampa, LLC – Ehren Cutoff
Residential (PCU18-117.02) (UTD25-0157)
File Number NI25-0437
Comm. Dist. 2
Recommendation Receive and File
- N59 Release of Maintenance Guarantee – Acceptance of Utility Improvements
and Maintenance Guarantee – HBWB Development Services, LLC and
Jen Tampa 5, LLC – Mirada Parcel 2 (PCU15-107.49) (UTD25-0160)
File Number NI25-0439
Comm. Dist. 1
Recommendation Receive and File
- N60 Confidential Exempt Purchase
File Number NI25-0667
Comm. Dist. All
Recommendation Receive and File
- N61 Confidential Exempt Purchase
File Number NI25-0668
Comm. Dist. All
Recommendation Receive and File
- N62 Confidential Exempt Purchase
File Number NI25-0669
Comm. Dist. All
Recommendation Receive and File

- N63 Amendment No. 1 to Task Order No. 01-24 – Freese and Nichols, Inc. – Potable Water System Master Plan Update, PCU23-018 (UTD25-0197)
File Number NI25-0682
Comm. Dist. All
Recommendation Receive and File
- N64 Amendment No. 1 to IFB-KM-21-178 – Poole & Kent Company of Florida – Little Road Water Treatment Plant Pumping System Upgrades (UTD25-0170)
File Number NI25-0683
Comm. Dist. 4
Recommendation Receive and File
- N65 Emergency Purchase – Merrell Bros., Inc. – Sewage and Sludge Dewatering and Hauling Services
File Number NI25-0687
Comm. Dist. All
Recommendation Receive and File
- N66 Award of Solicitation No. RFP-LK-25-025 - Keefe Commissary Network, LLC - Inmate Commissary and Banking Services
File Number NI25-0714
Comm. Dist. All
Recommendation Receive and File
- N67 Development Agreement - Watergrass MPUD Master Planned Unit Development - Cash Reimbursements for Curley Road and Old Bridge Road Improvements
File Number NI25-0717
Comm. Dist. 1
Recommendation Receive and File
- N68 FAC25-1109 – AAR No. 1 – Fleet Management Department McKendree Road Building Expansion – Bandes Construction Company, Inc. – \$5,539.54 – 04-10-2025
File Number NI25-0755
Comm. Dist. All
Recommendation Receive and File
- N69 FAC25-1121 FAC25-1121 – AAR No. 5 to Task Order FM24-002 – Sunwest Park Improvements - Bandes Construction, Inc. – \$1165.16 – 04-10-2025
File Number NI25-0756
Comm. Dist. All
Recommendation Receive and File

- N70 FAC25-1126 – Pine Hill Park Site Improvements – Task Order FM24-012
CAR No. 4 – Bandes Construction Co. Inc., – \$64,699.31 – 04-09-2025
File Number NI25-0757
Comm. Dist. All
Recommendation Receive and File
- N71 FAC25-1152 – Fire Rescue Station No. 1 – CAR No. CM-001 – Ajax
Building Company, LLC., – Builder's Risk Increase – \$32,582.48 – 04-21-
2025
File Number NI25-0758
Comm. Dist. All
Recommendation Receive and File
- N72 FAC25-1174 – Fire Rescue Station No. 2 – CAR No. CM-001 – Ajax
Building Company, LLC., – Builder's Risk Increase – \$49,448.11 – 04-28-
2025
File Number NI25-0759
Comm. Dist. All
Recommendation Receive and File
- N73 Mitchell Ranch Community Development District – Annual Financial Audit
Report Fiscal Year Ended September 30, 2024 – Letter Dated April 2,
2025
File Number NI25-0760
Comm. Dist. All
Recommendation Receive and File
- N74 Notice to Proceed – Fire Rescue Station No. 20 Signalization Bid No. IFB-
DS-24-033, Contract 5627 – April 30, 2025
File Number NI25-0761
Comm. Dist. All
Recommendation Receive and File
- N75 SWFWMD - Fiscal Year 2023-24 Annual Comprehensive Financial Report
File Number NI25-0763
Comm. Dist. All
Recommendation Receive and File
- N76 Waters Edge Community Development District – Annual Financial Audit
Report Fiscal Year Ended September 30, 2024 – Letter Dated April 28,
2025
File Number NI25-0764
Comm. Dist. All
Recommendation Receive and File

- N77 The Preserve at South Branch CDD Approved Preliminary FY 2026
Budget Resolution
File Number NI25-0766
Comm. Dist. All
Recommendation Receive and File
- N78 Lexington Oaks CDD Proposed Annual Operating and Debt Service
Budget for Fiscal Year 2026
File Number NI25-0767
Comm. Dist. All
Recommendation Receive and File
- N79 Lake Bernadette CDD March 25, 2025 Agency Mailing
File Number NI25-0768
Comm. Dist. All
Recommendation Receive and File
- N80 Epperson Ranch CDD Approved Proposed Budget for FY 2026
File Number NI25-0769
Comm. Dist. All
Recommendation Receive and File
- N81 Northridge CDD FY 2026 Proposed Operations Budget
File Number NI25-0770
Comm. Dist. All
Recommendation Receive and File
- N82 Mitchell Ranch CDD FY25/26 Proposed Budget
File Number NI25-0813
Comm. Dist. All
Recommendation Receive and File
- N83 Lake Padgett Estates Independent Special District - FY 25/26 Proposed
Budget
File Number NI25-0814
Comm. Dist. All
Recommendation Receive and File
- N84 Deerbrook CDD FY 25/26 Proposed Budget
File Number NI25-0815
Comm. Dist. All
Recommendation Receive and File

- N85 Connerton East CDD FY25/26 Proposed Budget
File Number NI25-0816
Comm. Dist. All
Recommendation Receive and File
- N86 New Port Corners CDD FY25/26 Proposed Budget
File Number NI25-0817
Comm. Dist. All
Recommendation Receive and File
- N87 Sagebrush CDD FY25/26 Proposed Budget
File Number NI25-0818
Comm. Dist. All
Recommendation Receive and File
- N88 Copperspring CDD FY 25/26 Proposed Budget
File Number NI25-0819
Comm. Dist. All
Recommendation Receive and File
- N89 Country Walk CDD FY25/26 Proposed Budget
File Number NI25-0820
Comm. Dist. All
Recommendation Receive and File
- N90 Connerton West CDD FY 25/26 Proposed Budget
File Number NI25-0821
Comm. Dist. All
Recommendation Receive and File
- N91 Lakeside CDD FY25/26 Proposed Budget
File Number NI25-0822
Comm. Dist. All
Recommendation Receive and File
- N92 PSC-2025-0157-PCO-EQ – Docket No. 20250054-EQ – Duke Energy
Florida, LLC – Issued May 12, 2025
File Number NI25-0862
Comm. Dist. All
Recommendation Receive and File

N93 Connerton West Community Development District – Annual Financial Audit Report Fiscal Year Ended September 30, 2024 – Letter Dated April 28, 2025

File Number NI25-0863

Comm. Dist. All

Recommendation Receive and File

Addendum

There was none.

Walk-Ons

There was none.

Post Meeting Materials

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

Adjourn

The meeting adjourned at 1:50 p.m.

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