

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

ANNOTATED AGENDA

AUGUST 19, 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.

**WEST PASCO GOVERNMENT CENTER, BOARD ROOM
8731 CITIZENS DRIVE, NEW PORT RICHEY, FL 34654**

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. Rep. by Harold Sample, Deputy Clerk
County Administrator	Mike Carballa, P.E.
County Attorney	Jeffrey N. Steinsnyder, Esq.

Call To Order

Chairman Starkey called the meeting to order at 10:02 a.m.

**Invocation
Pledge of Allegiance**

The Chaplain gave the Invocation.

Mr. Sample led the Pledge of Allegiance to the Flag.

Roll Call

Mr. Sample called the roll. All Commissioners were present with the exception of Commissioner Yeager who was absent.

Commissioner Yeager arrived virtually to the meeting at 2:55 p.m.

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.

Chairman Starkey reviewed the procedures to be followed and called for public comment.

Mr. William Justiniano, Ms. Wanda Chasnoff, Mr. Ken Menzies, Mr. Allen Rose, Mr. Ron Orchard, Ms. Cheryl Orchard, Ms. Raquel Thiebes, Ms. Christie Zimmer, Ms. Lori Hrica, Ms. Karen Menard, and Ms. Diana Zenchuk spoke regarding County Codes and violations; building inspections; money lost; work done on their home; that people were suffering; harassment; flooding issues; the hurricane; City Permits; a trailer park coming in the area; dirt that had been moved; drainage issues; money spent on repairs; evacuations; the Motel-6; the residents in Green Key; seeking solutions; appreciation to Staff for their professionalism; unresolved issues between multiple entities; recent meetings; stormwater; drainage systems; coastal issues; barrier islands; state and federal funding; what could be protected; using dredge materials; the Coastal Barrier Resource System; improving the environment; breaking the surge; water basins; watershed areas; impacts; contaminations; damage to ecosystems; distributed documents; deteriorated soils and roads; a brief history overview; conversations with Staff; resident advocacy; public beach access; unsafe conditions; new developments approved in the area; money spent on infrastructure on the east side; neglect on the westside; tourist destinations; homelessness issues; culverts; road resurfacing; the 2050 Plan; public communication; the process; prior amendments; amendments at every meeting; Florida Statutes; transparency and accountability; burning happening at New Port Corners; media involvement; mulching; life disruption; visiting the site; health expenses; air purifiers; reading of a Resolution of the Dade City Garden Club; historic grand oaks; a tree identified to be removed by Pasco County; arborist reports; environmental impacts; community support to protect the tree; Dade City at Tree City USA; Dade City Plans and Policies; Lethal Bronzing Disease in Sable Palm trees; Agenda Item P56; they type of housing; Decubellis Road; Moon Lake Road; an increase

in traffic issues; housing developments in the area; and conversations with the Commissioners and Staff.

Discussion was held regarding Staff members present and available to answer questions for the public; a past grant; what had been done in the Netherlands; New Port Corners; communication; public comment procedures; work that had been performed by a Master Arborist and the detailed report provided; a new maintenance plan to be implemented to protect the tree and property; that the tree would be inspected biannually; and appreciation for the community's patience.

Approved to receive and file documents submitted by Mr. Ron Orchard with Commissioner Yeager absent from the vote.

Approved to receive and file documents submitted by Mr. Cheryl Orchard with Commissioner Yeager absent from the vote.

Approved to receive and file documents submitted by Mr. Raquel Thiebes with Commissioner Yeager absent from the vote.

Resolutions

Commissioners Items - Commissioner Oakley

- RS1 A Resolution By The Board Of County Commissioners Of Pasco County, Florida, Recognizing The Pasco County Building Services Department For Achieving Accreditation From The International Accreditation Service
- File Number** CAO25-5158
- Comm. Dist.** All
- Recommendation** Approve

Approved to adopt with Commissioner Yeager absent from the vote.

Commissioners Items - Chairman Starkey

- RS2 A Resolution By The Board Of County Commissioners Of Pasco County, Florida, Congratulating The PHSC Bobcats Baseball Team On Winning The NJCAA Division II Baseball World Series Championship
- File Number** CAO25-5152
- Comm. Dist.** All
- Recommendation** Approve

Approved to adopt with Commissioner Yeager absent from the vote.

Consent

Approved the Consent Agenda with the exception of Agenda Items C22, C24, C28, C31, and C38 which were pulled for discussion or revision and Agenda Items C6 and C14 which were withdrawn with Commissioner Yeager absent from the vote.

Constitutional Officers - Clerk - Financial Matters

- C3 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 CO25-0151
Comm. Dist. All
Recommendation Approve

Constitutional Officers - Clerk and Comptroller

- C4 Tax Deed Applications - Clerk & Comptroller - Letter Dated July 26, 2025
File Number CO25-0152
Comm. Dist. All
Recommendation Approve

Constitutional Officers - Supervisor of Elections

- C5 Special 2025 BOCC License and Hold Harmless Agreement for Polling Places
File Number CO25-0150
Comm. Dist. All
Recommendation Approve

Legislative/Administrative - County Administrator

- C6 Redistricting of the Pasco County Mosquito Control District – Implementation of HB 4051 – No Funding Required
File Number CA25-5044
Comm. Dist. All
Recommendation Approve

The item was withdrawn.

Legislative/Administrative - County Attorney

- C7 Proposed Settlement With The Plaintiff In The Amount Of \$155,000 In The Case Of Pamela Bruno v. Pasco County, Case No.: 2024CA000575CAAXWS
File Number CAO25-2009
Comm. Dist. All
Recommendation Approve

Legislative/Administrative - Organizational Performance Management

- C8 Task Order No. OPM25-1007 - IEM International, Inc. - Post-Disaster Redevelopment Plan Update and Economic Resilience Recovery Study - \$114,558.00
File Number OPM25-1007
Comm. Dist. All
Recommendation Approve

Development Services - Code Compliance

- C9 Property Maintenance Securing of Pools - Pasco County of Ordinance (Section 42-1) - Lien Resolutions - No Funding Required
File Number CC25-0009
Comm. Dist. 3
Recommendation Approve
- C10 Property Maintenance Clearing of Lots - Pasco County Code of Ordinance (Section 42-1) - Lien Resolutions - No Funding Required
File Number CC25-0010
Comm. Dist. All
Recommendation Approve

Development Services - Planning, Development, and Economic Growth

- C11 Second Amendment to Economic Incentive Agreement – Assignment to Thirteen State Properties, LLC – One Lacoochee Center, Inc. – No Funding Required
File Number PDE25-0341
Comm. Dist. 1
Recommendation Approve

Internal Services - Emergency Management

- C12 FY 2025-2026 Emergency Management Preparedness and Assistance Grant (EMPA) Agreement #A0565 - Florida Division of Emergency Management (FDEM) - Execution of Grant Agreement - \$105,806.00
File Number OEM25-0017
Comm. Dist. All
Recommendation Approve
- C13 FY 2025-2026 Hazardous Materials Grant Agreement #T0437 - \$1,803.27
File Number OEM25-0018
Comm. Dist. All
Recommendation Approve

Internal Services - Facilities Management

- C14 Award of Bid No. IFB-SV-25-096 – Waste Pro of Florida, Inc. d/b/a J.D. Parker and Sons – Waste Container, Removal, Recycling Services and Equipment – Multi-Year Award - \$1,076,700.00
File Number FAC25-0188
Comm. Dist. All
Recommendation Approve

The item was withdrawn.

- C15 Award of Task Order No. FM25-013 – EnviroBuild, LLC – 911 Call Center Restroom Renovation - \$168,925.00
File Number FAC25-0149
Comm. Dist. 4
Recommendation Approve
- C16 Accept Utility Easement – Magnolia Island, LLLP – Kiefer Road – Magnolia Island – No Funding Required
File Number FAC25-0129
Comm. Dist. 1
Recommendation Approve
- C17 Request Declare Surplus Real Property – 1.49 Acres North of Piper Drive, New Port Richey – No Funding Required
File Number FAC25-0141
Comm. Dist. 4
Recommendation Approve

- C18 Accept Deed and Adopt Resolution Canceling Taxes - Meritage Homes of Florida, Inc. - No Funding Required
File Number FAC25-0170
Comm. Dist. 1
Recommendation Approve
- C19 Additional Purchasing Authority - Spec-Tex Inc. - Clear Airstring Sonic Mattress with Pillow - \$100,100.00
File Number FAC25-0187
Comm. Dist. 2
Recommendation Approve
- C20 Agreement for Sale and Purchase of Surplus Real Property – Ponchatoula Properties LLC – Scamp Drive, Hudson – Revenue – \$11,648.00
File Number FAC25-0126
Comm. Dist. 5
Recommendation Approve
- C21 Accept Sidewalk Easement and Non-Exclusive Flow-Through Drainage Easement – Palisade Holdings, LLC – U.S. Highway 19 and Ranch Road – Circle K – No Funding Required
File Number FAC25-0135
Comm. Dist. 5
Recommendation Approve
- C22 Agreement for Sale and Purchase of Surplus Real Property – Tampa Bay Community Development Corporation, d/b/a Suncoast Housing Connections – 7825 Farmlawn Drive, Port Richey – Revenue – \$10.00
File Number FAC25-0124
Comm. Dist. 5
Recommendation Approve

Agenda Items C22 and C24 were heard together.

The item was withdrawn.

- C23 Temporary Construction Easement Agreement – The Reserve at Golden Acres Homeowners Association, Inc. – Lakeview Drive / Bethwood Avenue and Moon Lake Road - Traffic Signal – No Funding Required
File Number FAC25-0120
Comm. Dist. 4
Recommendation Approve

- C24 Agreement for Sale and Purchase of Surplus Real Property – Habitat for Humanity East & Central Pasco County, Inc. – 5436 Lisa Circle, Zephyrhills – Revenue – \$10.00
File Number FAC25-0014
Comm. Dist. 1
Recommendation Approve

Agenda Items C22 and C24 were heard together.

The item was withdrawn.

- C25 Accept Deed and Adopt Resolution Cancelling Taxes – Homes By West Bay, LLC – Magnolia Island MPUD - Kiefer Road – No Funding Required
File Number FAC25-0128
Comm. Dist. 1
Recommendation Approve

- C26 Accept Deed and Easements and Adopt Resolution Cancelling Taxes – Brightman Logan, Individually and as Trustee of the Brightman Logan Revocable Trust, Created Under Agreement Dated January 23, 1991 – Magnolia Island MPUD - Kiefer Road – No Funding Required
File Number FAC25-0130
Comm. Dist. 1
Recommendation Approve

Internal Services - Purchasing

- C27 Cooperative Purchase – Cintas Corporation No. 2 – Uniform Rental Services – \$1,100,000.00
File Number PU25-0033
Comm. Dist. All
Recommendation Approve

- C28 Exempt Purchase – ACE Opportunities, Inc. – Residential Transitional Housing Agreement - \$180,000.00
File Number PU25-0029
Comm. Dist. All
Recommendation Approve

Approved Staff's recommendation including the noted revision to change the title from Exempt Purchase of ACE Opportunities, Inc. for the Residential Transitional Housing Program to the Drug Court Program with Commissioner Yeager absent from the vote.

Public Infrastructure - Public Works

- C29 Task Order No. SMO25-015 – Professional Service Industries, Inc. – Professional Geotechnical and Material Testing Services – \$2,000,000.00
File Number PW25-0043
Comm. Dist. All
Recommendation Approve
- C30 First Amendment to Cooperative Funding Agreement No. 23CF0003977 – Southwest Florida Water Management District and Pasco County; Recognize and Appropriate Additional Time for Duck Slough Best Management Practices Operational Feasibility Study – Extend the Contract Period and Modify the Project Schedule – No Funding Required
File Number PW25-0068
Comm. Dist. 3
Recommendation Approve
- C31 Task Order No. SMO25-021 – AtkinsRéalis USA Inc. – Circle 8 Acres Subdivision Roadway Reconstruction – \$261,632.90
File Number PW25-0062
Comm. Dist. 2
Recommendation Approve

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

Public Infrastructure - Solid Waste

- C32 Exempt Purchase – Various Vendors – Newspaper and Related Advertising – \$420,000.00
File Number SW25-0561
Comm. Dist. All
Recommendation Approve
- C33 First Amendment to the Service Agreement Between Pasco County and Greer Enterprises, LLC – As Needed Hazardous Waste Disposal Services – \$115,000.00
File Number SW25-0393
Comm. Dist. All
Recommendation Approve
- C34 Standard Grant Agreement – Florida Department of Environmental Protection – Biological Debris Removal – No Funding Required
File Number SW25-0655
Comm. Dist. All
Recommendation Approve

Public Infrastructure - Transportation Engineering

- C35 Award of Bid No. IFB-KM-25-068 – Kamminga & Roodvoets, Inc. – Cypress Creek Road and County Line Road Intersection Improvements – \$846,248.60
File Number TED25-0339
Comm. Dist. 2
Recommendation Approve
- C36 Local Agency Program (LAP) Agreement – Florida Department of Transportation (FDOT) and Pasco County – Construction and Construction Engineering Inspection (CEI) of a Multi-Use Path on School Road from Community Center Road to U.S. Highway 41 (FPN: 447373 1 58 01) – \$313,781.00 Grant Funding
File Number TED25-0348
Comm. Dist. 4
Recommendation Approve
- C37 Task Order No. TED25-0295 – Burgess & Niple, Inc. – Review Services for Sunlake Boulevard from North of the Angeline Border to Anchor Dune Drive – \$229,889.80
File Number TED25-0295
Comm. Dist. 4
Recommendation Approve
- C38 Supplemental Local Agency Program (LAP) Agreement – Florida Department of Transportation (FDOT) and Pasco County – Construction and Construction Engineering Inspection (CEI) Services for Mitchell Boulevard from Churchill Parkway to Trinity Oaks Boulevard Multi-Use Path Project (FPN: 445664 2 58/68/01) – No Funding Required
File Number TED25-0356
Comm. Dist. 3
Recommendation Approve

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

Public Infrastructure - Utilities

- C39 Amendment No. 5 to the Professional Services Agreement – Black & Veatch Corporation – Embassy Hills Wastewater Treatment Plant Rehabilitation and Improvements (PCU 16-014.00) – \$148,154.00
File Number UTD25-0436
Comm. Dist. 5
Recommendation Approve

C40 Award of Bid No. IFB-BW-25-074 – R&M Service Solutions, LLC and Hydromax USA LLC – As Needed Water Hydrant Inspections and Maintenance Services – Multi-Year Award – \$4,229,550.00

File Number UTOM25-0633

Comm. Dist. All

Recommendation Approve

C41 Award of Bid No. IFB-CA-25-069 – J and V Fence LLC d/b/a Big Jerry's Fencing of Tampa – As Needed Furnishing, Installation, Repair, and Replacement of Fencing Systems – \$894,000.00

File Number UTOM25-0562

Comm. Dist. All

Recommendation Approve

C42 Pasco County Utilities Department Revenue Write-Off of Uncollectible Accounts Receivable – Policy Number 700-05 – No Funding Required

File Number UTCIS25-0570

Comm. Dist. All

Recommendation Approve

Public Safety - Fire Rescue

C43 Cooperative Purchase – Dreamseats LLC - As Needed Fire Station Furniture and Mattresses - \$220,000.00

File Number FR25-1738

Comm. Dist. All

Recommendation Approve

C44 Exempt Purchase - Bound Tree Medical, LLC - Curaplex OneScope Pro Video Laryngoscopes and Blades for Fire Rescue Emergency Medical Services Intubations - \$207,133.70

File Number FR25-1999

Comm. Dist. All

Recommendation Approve

Public Services - Community Services

C45 Community Care for the Elderly, Home Care for the Elderly, and the Alzheimer's Disease Initiative Program Standard Vendor Agreement – Area Agency on Aging of Pasco-Pinellas, Inc. – For Home Delivered and Emergency Home Delivered Shelf Stable Meals – No Funding Required

File Number SS25-0023

Comm. Dist. All

Recommendation Approve

Public Services - Destination Management Organization

- C46 Purchase Authority and Delegation of Authority for Exempt Purchases - Various Vendors - Fiscal Year 2026 Exempt Purchases for Marketing, Advertising, Promotions, and Funding Programs - \$2,845,000.00
File Number DMO25-0119
Comm. Dist. All
Recommendation Approve

Public Services - Parks, Recreation and Natural Resources

- C47 Perpetual Deed of Conservation Easement – DRP Multistate 1, LLC – Two Rivers MPUD – No Funding Required
File Number PRN25-0093
Comm. Dist. 1
Recommendation Approve
- C48 Notice of Site Dedication and Limitation of Use – Florida Department of Environmental Protection/Division of State Lands – Execution of Veterans Memorial Park Limitation of Use Form Needed for Florida Recreation Development Assistance Program Grant Agreement – No Funding Required
File Number PRN25-0090
Comm. Dist. 5
Recommendation Approve

Public Services - Public Transportation

- C49 Community Care for The Elderly (CCE), Home Care for The Elderly (HCE), and the Alzheimer's Disease Initiative Program (ADI) Standard Vendor Agreement – Area Agency on Aging of Pasco-Pinellas, Inc. (AAAPP) – Transportation Services – No Funding Required
File Number PT25-0025
Comm. Dist. All
Recommendation Approve
- C50 Amendment No. 001 to Older Americans Act Title III-B Standard Contract EA025-PASCO TRANSPORTATION – Area Agency on Aging of Pasco-Pinellas, Inc. – Transportation Services; CFDA 93.044 – \$10,000; Local Match: \$1,111.11
File Number PT25-0026
Comm. Dist. All
Recommendation Approve

Regular

Public Infrastructure - Public Works

R51 Stormwater Management Master Plan Update – No Funding Required
File Number PW25-0076
Comm. Dist. All
Recommendation Approve

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

Internal Services - Purchasing

R52 Review County Administrator's Decision in Response to Protest of Solicitation No. IFB-KM-25-054, Shady Hills Wastewater Treatment Plant Headworks Replacement; Approve Award of Solicitation No. IFB-KM-25-054 – Vogel Bros. Building Co. - \$33,816,226.86
File Number PU25-0032
Comm. Dist. All
Recommendation Approve

Approved to receive and file documents submitted by Mr. David BuShea with Commissioner Yeager absent from the vote.

Approved to receive and file documents submitted by Mr. Don Hemke with Commissioner Yeager absent from the vote.

Approved Staff's recommendation with Commissioner Yeager absent from the 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 Youth Council touring the Historic Court House.

Discussion was held regarding where the students came from and what they had learned.

Miscellaneous Business - District Two - Commissioner Weightman

- No items.

Miscellaneous Business - District Three - Commissioner Starkey

- Chairman Starkey spoke regarding the upcoming Keep Pasco Beautiful event.
- She displayed pictures and spoke regarding the Back to School Bash which was held at the J. Ben Harrill Recreation Complex.
- She displayed pictures and spoke regarding the Habitat for Humanity Tampa Bay Gulfside which partnered with Publix Charities for a historical project.
- She spoke regarding driving on Trouble Creek, that it was a winding two-lane road, and requested for lights on the road.
- She displayed pictures and spoke regarding Green Key, the changes from 2011 to today, that it was a result for underfunding the Parks Department, and taking pride in public places.

Discussion was held regarding agreeance; traveling; other areas that had beautiful flowers; wanting to see flowers of color in public areas; parking lots; the presentation of the court house; and Tree Mitigation funds.

- She spoke regarding meeting with Congressman Bilirakis at the new offices of G&H which was moving their North American headquarters to Trinity and that they were looking to expand.

Miscellaneous Business - District Four - Commissioner Yeager

- No items.

Miscellaneous Business - District Five - Commissioner Mariano

- Commissioner Mariano spoke regarding a meeting at Pointe Distillery with Congressman Bilirakis.
- He displayed a picture and spoke regarding a potential dock stage for SunWest Park.

Discussion was held regarding the wakeboard area; the cove area; the elevation; a potential wedding pavilion; outdoor events and rain; keeping things dry; and the acoustics.

- He displayed pictures and spoke regarding a park he visited with his grandson that was next to a fire station.

Discussion was held regarding public land and safety.

Miscellaneous Business - County Administrator

- No items.

Miscellaneous Business - County Attorney

- No items.

Miscellaneous Business - Clerk and Comptroller

- No items.

Miscellaneous Business - Sheriff

- Absent.

THE BOARD RECESSED AT 12:04 P.M. AND RECONVENED AT 1:32 P.M.

Public Hearings

Proposed Ordinances at 1:30 p.m.

- P53 An Ordinance Amending The Pasco County Comprehensive Plan; Providing For A Comprehensive Plan Amendment To The Future Land Use Map (Map 2-15 And Sheet 10) From RES-1 (Residential- 1du/Ga) To PD (Planned Development) On Approximately 7.83 Acres Of Real Property Located North Of The Intersection Of Little Road And Jasmine Boulevard; And A Text Amendment Creating Subarea Policy FLU 7.1.82 – Little Road PD; And A Map Amendment To The Future Land Use Map 2-9 Adding Subarea Map 2-9(82) Little Road PD; And Providing For Additional Text Amendments As Necessary For Internal Consistency; Providing For A Repealer, Severability, And An Effective Date.
File Number PDE25-0054
Comm. Dist. 4
Recommendation Continuanace Requested

Approved to continue to the September 16, 2025 Board of County Commissioner meeting at 1:30 p.m. in New Port Richey with Commissioner Yeager absent from the vote.

- P54 An Ordinance Amending The Pasco County Comprehensive Plan; Providing For A Small-Scale Comprehensive Plan Amendment To The Future Land Use Map (Map 2-15 And Sheet 05) From RES-1 (Residential- 1 du/ga) To RES-9 (Residential-9 du/ga) On Approximately 30 Acres Of Real Property Located On Crela Drive Approximately 231 Feet West of the Suncoast Parkway; And Providing For Additional Text Amendments As Necessary For Internal Consistency; Providing For A Repealer, Severability, And An Effective Date.
File Number PDE25-0013
Comm. Dist. 5
Recommendation Approve

Approved to adopt by a roll call vote with Commissioner Mariano voting nay and Commissioner Yeager absent from the vote.

P55 An Ordinance By The Pasco County Board Of County Commissioners Amending The Pasco County Land Development Code; Amending Section 1001 Docks And Seawalls; Section 1001.1 Intent And Purpose; Section 1001.4 Visibility; Section 1001.5 Maximum Projection And Location of Docks And Seawalls; Creating Section 1001.6 Boat Lift Canopies; Appendix A Definitions; And Other Sections, As Necessary, For Internal Consistency; Providing For Applicability; Repealer; Providing For Severability; Inclusion Into The Land Development Code, And An Effective Date.

File Number PDE25-0135

Comm. Dist. All

Recommendation Approve

Approved to receive and file documents submitted by Ms. Amandla Hill with Commissioner Weightman and Commissioner Yeager absent from the vote.

Approved to receive and file documents submitted by Mr. Nick Mudry.

Approved to receive and file documents submitted by Chairman Starkey.

Approved to adopt by a roll call vote with Chairman Starkey voting nay.

P56 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 11) From RES-3 (Residential-3 Du/Ga) To PD (Planned Development) On Approximately 10.42 Acres Of Real Property Located On The South Side Of Ridge Road Approximately 1,185 Feet West Of The Intersection Of Ridge Road And Moon Lake Road; RES-6 (Residential-6 Du/Da) To PD (Planned Development) On Approximately 13.03 Acres Of Real Property Located On The South Side Of Ridge Road Approximately 1,187 Feet West Of The Intersection Of Ridge Road And Moon Lake Road; And RES-9 (Residential-9 Du/Ga) To PD (Planned Development) On Approximately 9.86 Acres Of Real Property Located On The East Side Of Moon Lake Road Approximately 1,455 Feet North Of The Intersection Of Ridge Road And Moon Lake Road; And A Text Amendment Creating Subarea Policy FLU 7.1.84 – River Ridge PD; And A Map Amendment To The Future Land Use Map 2-9 Adding Subarea Map 2-9 (84) River Ridge PD; And Providing For Additional Text Amendments As Necessary For Internal Consistency; Providing For A Repealer, Severability, And An Effective Date.

File Number PDE25-0148

Comm. Dist. 4

Recommendation Approve

Approved to adopt by a roll call vote with Commissioner Yeager absent from the vote.

Public Hearings at 1:30 p.m.

Mr. Steinsnyder reviewed the procedures to be followed.

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

- P57 A Resolution By The Board Of County Commissioners Of Pasco County, Florida, Revising The Water, Wastewater And Reclaimed Water Rates, Fees, And Charges; And Providing An Effective Date
 File Number UT25-0660
 Comm. Dist. All
 Recommendation Presentation Only

The item was for information only.

- P58 Zoning Amendment (Continuance) – Enclave at Livingston MPUD – Academy at the Lakes Inc. – Rezoning Request from an A-R Agricultural-Residential Zoning District to MPUD Master Planned Unit Development District to Allow for the Development of 178 Townhome Dwelling Units and Associated Infrastructure on Approximately 46.3 Acres Located in South-Central Pasco
 File Number PDE25-7781
 Comm. Dist. 2
 Recommendation Continuance Requested

Approved to continue to the September 16, 2026 Board of County Commissioners meeting at 1:30 p.m. in New Port Richey with Commissioner Yeager absent from the vote.

- P59 Zoning Amendment (Continuance) - Little Road MPUD Master Planned Unit Development - Nguyen Thien - A Rezoning Petition from E-R Estate Residential District to MPUD Master Planned Unit Development to Allow for 23 Townhomes and 32,452 Square Feet (SF) of Commercial Uses and Associated Infrastructure on 7.83 Acres, Located on the East Side of Little Road Approximately 550 Feet North of the Intersection of Little Road and Jasmine Boulevard
 File Number PDE25-7721
 Comm. Dist. 4
 Recommendation Continuance Requested

Approved to continue to the September 16, 2026 Board of County Commissioners meeting at 1:30 p.m. in New Port Richey with Commissioner Yeager absent from the vote.

- P60 Substantial Modification (Consent) – River Ridge MPUD Master Planned Unit Development – River Ridge Homes, Inc. – Rezoning Request from MPUD Master Planned Unit Development to MPUD Master Planned Unit Development District to Allow for the Reinstatement of Entitlements from the River Ridge DRI to the River Ridge MPUD, Increasing Commercial Entitlements on Parcel K3, Increasing Residential Entitlements on Parcel J/L, Decreasing Commercial Entitlements on Parcel I2, Increase the Height Limit on Parcel P2, and Associated Revisions to the Conditions of Approval on Approximately 1,388.2 Acres, Located in West Central Pasco County
- File Number** PDE25-7688
Comm. Dist. 4
Recommendation Approval with Conditions

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

- P61 Zoning Amendment (Regular)- Arcola Shady Hills MPUD Master Planned Unit Development – Daniel C.C. Lian – Rezoning Request from A-R Agricultural-Residential District to MPUD Master Planned Unit Development District to Allow for the Development of 186 Townhome Units and Associated Infrastructure on Approximately 28.21 Acres Located on the North Side of Crela Drive Approximately 1,275 Feet East of the Intersection of Crela Drive and Shady Hills Road
- File Number** PDE25-7850
Comm. Dist. 5
Recommendation Approval with Conditions

Staff's recommendation including to add the Condition where half the payment of mobility fees at the time of site development permit issuance and half the mobility fees at the time of the CO for the seventh unit and as they look at the redesign that they look closer at the Turnpike, the lane that could change, and other improvements for the other intersections with Commissioner Yeager absent from the vote.

Noted Items

Agenda Items N62 through N84 were noted.

Agendas and Minutes

- N62 Agenda & Minutes - Pasco County Commission on Human Trafficking - Meeting of June 18, 2025
- File Number** NI25-0228
Comm. Dist. All

Recommendation Receive and File

Miscellaneous

- N63 Change Order No. 1 – Veith Engineering & Business Solutions, LLC – Utilities Operational Assessment Phase 2 (UTD25-0504)
File Number NI25-1003
Comm. Dist. All
Recommendation Receive and File
- N64 Consent of Assignment – Singhofen & Associates, Inc., Halff Associates, Inc. d/b/a Singhofen Halff, and Pasco County
File Number NI25-1004
Comm. Dist. All
Recommendation Receive and File
- N65 Award of Request for Proposals and Professional Services Agreement - RFP-LK-25-026 – Inmate Calling Solution, LLC – Inmate Tablet Program and Offsite Mail System – Multi-Year Award – No Funding Required
File Number NI25-1005
Comm. Dist. All
Recommendation Receive and File
- N66 Notice to Proceed – Hudson Library Renovations – Task Order No. FM25-001 – Contract 6600 – July 15, 2025
File Number NI25-1006
Comm. Dist. All
Recommendation Receive and File
- N67 Notice to Proceed – Fire Rescue Station No. 4 – Task Order No. FM24-031 – Contract 6205 – July 8, 2025
File Number NI25-1007
Comm. Dist. All
Recommendation Receive and File
- N68 FAC25-1205 – Change Order No. 2 to Agreement IFB-DS-24-140 – David Nelson Construction – Fire Rescue Station No. 3 – Contract Decrease of \$292,661.36 – June 24, 2025
File Number NI25-1008
Comm. Dist. All
Recommendation Receive and File
- N69 FAC25-1204 – Change Order No. 1 to Agreement IFB-DS-24-141 – Erickson & Lindstrom Construction Co. d/b/a E&L Construction Group, Inc. – Fire Rescue Station No. 18 – Contract Decrease of \$383,201.55 – June 18, 2025

File Number NI25-1009
Comm. Dist. All
Recommendation Receive and File

N70 Tax Collector's Office Letter Dated 06-13-25 - Reimbursement of Postage Costs for Mailing Tax Notices for 2024 Tax Year - \$88,440.35

File Number NI25-0115
Comm. Dist. All
Recommendation Receive and File

N71 Change Order No. 2 to 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) (TED25-0326)

File Number NI25-0148
Comm. Dist. 3, 4
Recommendation Receive and File

N72 Release of Maintenance Guarantee – AG Essential Housing Multi State1, LLC and Lennar Homes, LLC – The Townes at Little Lake Thomas (PCU20-109.01) (UTD25-0421)

File Number NI25-0772
Comm. Dist. 4
Recommendation Receive and File

N73 Release of Maintenance Guarantee – Jacob Cross Holdings, LLC – The Preserve at Gulf Trace Townhomes Phase 2 (PCU20-103.81) (UTD25-0419)

File Number NI25-0773
Comm. Dist. 3
Recommendation Receive and File

N74 Release of Maintenance Guarantee – KB Home Tampa, LLC – Legends Pointe Phase 2 (PCU06-135.02) (UTD25-0416)

File Number NI25-0774
Comm. Dist. All
Recommendation Receive and File

N75 Release of Maintenance Guarantee – Lennar Homes, LLC – Darlington Road Townhomes (PCU20-103.03) (UTD25-0420)

File Number NI25-0775
Comm. Dist. 3
Recommendation Receive and File

N76 Release of Maintenance Guarantee – AMH Siena Cove Development, LLC – Siena Cove (PCU96-106.05) (UTD25-0422)

File Number NI25-0776
Comm. Dist. 2
Recommendation Receive and File

N77 Acceptance of Utility Improvements and Release of Maintenance Guarantee – Len-Angeline, LLC – Angeline Pasco County School Collector Road (PCU19-104.17) (UTD25-0506)

File Number NI25-0777
Comm. Dist. 4
Recommendation Receive and File

N78 Change Order No. 4 for Time Extension Only – Odyssey Manufacturing Company – Boyette Water Treatment Plant Chemical Storage and Feed System Modifications (PCU 20-007.00) (UTD25-0503)

File Number NI25-0964
Comm. Dist. 1
Recommendation Receive and File

N79 Change Order No. 2 – Schaer Development of Central Florida, Inc. and Rowland (DE) LLC – As-Needed Pipeline Repairs (PCU 20-403.00) (UTD25-0473)

File Number NI25-0965
Comm. Dist. All
Recommendation Receive and File

N80 Additional Purchasing Authority – ELXSI DBA Cues – As Needed Maintenance and Repairs on Closed Circuit Television Trucks (PWM25-0065)

File Number NI25-0998
Comm. Dist. All
Recommendation Receive and File

N81 Change Order No. 1 to Task Order No. SMO23-051 – AECOM Technical Services, Inc. – Time Extension for Landscape Design for Medians on Little Road, from Trinity Boulevard to Ridge Road (PWM25-0054)

File Number NI25-0999
Comm. Dist. 3, 4
Recommendation Receive and File

N82 Notice to Proceed – Fire Rescue Station No. 1 - Task Order No. FM24-030 - Contract 6206 – July 28, 2025

File Number NI25-1010
Comm. Dist. All
Recommendation Receive and File

- N83 Alternative Standard Requests - YardCo Pasco Holdings, LLC -
Alternative Standard Requests from the Land Development Code Sections
901.3.I Access Control, 901.3.M Cross Access, and 905.2.E Landscaping
Buffer and Screening Requirements - Located on the East Side of Bellamy
Brothers Boulevard, Approximately 540 Feet South of State Road 52
File Number NI25-1054
Comm. Dist. All
Recommendation Receive and File
- N84 Alternative Standard Request - SDP Florida 1, LLC (Chipotle Mexican
Grill) - Alternative Standard Request from the Land Development Code
Section 905.2.5 Type A Buffer - Located on the Southwest corner of the
State Road 54 and Mowrey Road Intersection
File Number NI25-0155
Comm. Dist. 2
Recommendation Receive and File

Addendum

There was none.

Walk-Ons

There were none.

Post Meeting Materials

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

Adjourn

The meeting adjourned at 5:02 p.m.

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