

County Commissioners

Honorable Ron Oakley, District 1
Honorable Mike Moore, District 2
Honorable Chairman Kathryn Starkey, District 3
Honorable Christina Fitzpatrick, District 4
Honorable Vice Chairman Jack Mariano, District 5

Clerk & Comptroller

Honorable Nikki Alvarez-Sowles, Esq.

County Administrator

Dan Biles, P.E.

County Attorney

Jeffrey N. Steinsnyder, Esq.

Pasco County Commission Agenda

Tuesday, March 8, 2022

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 [Facebook](#) and the [YouTube channel](#).

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 timer will sound at two minutes to indicate that you have one minute remaining. The **Consent** section contains numerous routine matters that require the approval of the County Commission but do not require discussion. Prior to voting on the Consent portion of the

agenda a County Commissioner, the County Administrator, or the County Attorney may request an item be removed from the Consent portion for discussion, correction, or withdrawal. All remaining items on Consent are approved by the County Commission with a single motion and vote. The **Regular** section consists of items for approval by the County Commission that require discussion, motions, and votes on an item-by-item basis. Beginning at 1:30 p.m., the final section of the agenda is **Public Hearings**, which are advertised items, including rezonings, land use amendments, ordinance adoptions and revisions. Comments by the public are allowed on each item.

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

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

Call To Order

Invocation

Pledge of Allegiance

Roll Call

Public Comment

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

Resolutions

Commissioners Items - Commissioner Oakley

RS1 A Resolution By The Board Of County Commissioners Of Pasco County, Florida, Declaring The Month Of March As American Red Cross Month In Pasco County

File Number CAO22-5126

Comm. Dist. All

Recommendation Approve

Commissioners Items - Commissioner Moore

RS2 A Resolution By The Board Of County Commissioners Of Pasco County, Florida, Proclaiming The Month Of March As Irish American Heritage Month

File Number CAO22-5128

Comm. Dist. All

Recommendation Approve

Commissioners Items - Chairman Starkey

RS3 A Resolution By The Board Of County Commissioners Of Pasco County, Florida, Recognizing The Month Of March As Women's History Month In Pasco County

File Number CAO22-5125

Comm. Dist. All

Recommendation Approve

Commissioners Items - Commissioner Fitzpatrick

RS4 A Resolution By The Board Of County Commissioners Of Pasco County, Florida, Commending The Mendelsohn Family And Their Company, Vantagepoint A.I., For Their Years Of Dedication, Community Service, And Giving To The Residents Of Pasco County

File Number CAO22-5121

Comm. Dist. All

Recommendation Approve

Commissioners Items - Vice Chairman Mariano

RS5 A Resolution By The Board Of County Commissioners Of Pasco County, Florida, Recognizing The 60th Anniversary Of The Tampa Bay Regional Planning Council

File Number CAO22-5127

Comm. Dist. All

Recommendation Approve

Consent

Constitutional Officers - Clerk - Minutes Distribution

C6 Minutes - Board of County Commissioners Meeting - January 11, 2022

File Number CO22-0144

Comm. Dist. All

BCC Agenda

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Recommendation Approve

Constitutional Officers - Clerk - Financial Matters

- C7 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 CO22-0125

Comm. Dist. All

Recommendation Approve

Fire Rescue

- C8 Exempt Purchase – Zoll Medical Corporation - X-Series Monitors and Autopulse Resuscitation Systems – \$157,913.90

File Number FR22-1258

Comm. Dist. All

Recommendation Approve

- C9 Exempt Purchase – Stryker Corporation – PowerPro XT, StairPro, and MX-Pro Bariatric Transports – \$84,096.52

File Number FR22-1259

Comm. Dist. All

Recommendation Approve

- C10 Sole Source Purchase – FirstWatch Solutions, Inc. – FirstWatch 4 Data Source System with FirstPass – \$296,096.20

File Number FR22-1272

Comm. Dist. All

Recommendation Approve

Internal Services

- C11 Confirmation of the Director of Purchasing - Carrie M. Roberts - \$135,000.00 Annually

File Number ISA22-0003

Comm. Dist. All

Recommendation Approve

Internal Services - Facilities Management

- C12 Agreement for Sale and Purchase of Property - Holiday Community Fellowship Church, Inc. – Darlington Road Sidewalk, Project No. X11236.10 - No Funding Required

File Number FAC22-0051

Comm. Dist. 3

Recommendation Approve

- C13 First Amendment to Agreement – Jerry Mills Discount Pumping, Inc. – Ongoing and As Needed Septic Tank, Grease Trap, Lift Station Services and Equipment - No Funding Required
File Number FAC22-0071
Comm. Dist. All
Recommendation Approve
- C14 Change Order No. 1 to Task Order FM21-045 – Bades Construction Company, LLC – West Pasco Government Center Commissioner Suite – Ratify, Affirm and Extend the Agreement; and Additional Work Funded from Contingency Allowance - \$1,181.32
File Number FAC22-0089
Comm. Dist. 4
Recommendation Approve
- C15 Accept Deed and Adopt Resolution Canceling Taxes – LBD Wesley Chapel, LLC – New River Road MPUD - No Funding Required
File Number FAC22-0104
Comm. Dist. 2
Recommendation Approve
- C16 Resolution and Lease – The American National Red Cross – Office at 5744 Missouri Street, New Port Richey, Florida - No Funding Required
File Number FAC22-0109
Comm. Dist. 4
Recommendation Approve

Internal Services - Information Technology

- C17 Cooperative Purchase – Insight Public Sector, Inc. – Citrix Workspace Bundle Maintenance Renewal – \$143,983.12
File Number IT22-0026
Comm. Dist. All
Recommendation Approve
- C18 Cooperative Contract Purchase – World Wide Technology, LLC – SCADA Firewall and Router Replacement – \$105,945.47
File Number IT22-0037
Comm. Dist. All
Recommendation Approve
- C19 Additional Purchase Authority – Insight Public Sector, Inc. – NetMotion License Subscription Services – \$5,000.00
File Number IT22-0038
Comm. Dist. All
Recommendation Approve

- C20 Cooperative Purchase – Computers at Work!, Inc., d/b/a vTECH io – As Needed Standard and High-End Laptops, Desktops, Monitors, Associated Warranties, and Related Accessories – \$656,308.30
File Number IT22-0040
Comm. Dist. All
Recommendation Approve

Public Infrastructure - Engineering Services

- C21 Change Order No. 23 to the Professional Services Agreement – NV5, Inc. – Ridge Road Extension Phase 2b (From Sunlake Boulevard to US41) – Design and Bid Support Services – \$701,994.70
File Number PMA22-0011
Comm. Dist. 2, 4
Recommendation Approve
- C22 Recording of Plat – Bennett Trust – Edith Webb – No Funding Required
File Number SA22-0029
Comm. Dist. 1
Recommendation Approve
- C23 Recording of Plat with Performance Guarantees – Bexley North Parcel 2 South – NNP-Bexley, LLC and Sunlake Associates, LLC – No Funding Required
File Number SA22-0033
Comm. Dist. 4
Recommendation Approve
- C24 Recording of Plat with Performance Guarantees – Whispering Oaks Preserve Phase 1 – MI Homes of Tampa, LLC – No Funding Required
File Number SA22-0034
Comm. Dist. 1
Recommendation Approve
- C25 Recording of Plat with a Performance Guarantee – Anclote Square – Gulf Trace Holdings, LLC – No Funding Required
File Number SA22-0035
Comm. Dist. 3
Recommendation Approve
- C26 Recording of Plat with a Performance Guarantee – Union Park Phases 7F1 & 7F2 – Goldenranch Property, LLC – No Funding Required
File Number SA22-0036
Comm. Dist. 2
Recommendation Approve

Public Infrastructure - Public Works

- C27 Standard Grant Agreement No. LPA0205 between the Department of Environmental Protection and Pasco County; Recognize and Appropriate Agreement Funding and Approve Budget Amendment Journal No. 2384 – Ackerman Street Drainage Improvements Project – \$200,000.00
File Number PW22-0028
Comm. Dist. 4
Recommendation Approve
- C28 One-Year Renewal to Bid No. IFB-JV-18-058 and Change Order No. 4 – Southern Road & Bridge, LLC – Miscellaneous Major Drainage Maintenance – \$2,783,000.00
File Number PW22-0065
Comm. Dist. All
Recommendation Approve
- C29 Archer Street, PVAS No. 725 – Board of County Commissioners – Assessment Adjustment – Reduction in the Amount of \$3,896.39
File Number PW22-0074
Comm. Dist. 5
Recommendation Approve
- C30 Award of Bid No. IFB-RH-22-012 – Pavement Technology, Inc. – Annual Asphalt Pavement Preservation Program for Paving Assessment and Program Maintenance – \$630,000.00
File Number PW22-0077
Comm. Dist. All
Recommendation Approve

Public Infrastructure - Solid Waste

- C31 Standard Professional Services Agreement for RSQ-RH-21-106 – Kessler Consulting, Inc. – Continuing Professional Services for Pasco County Solid Waste and Resource Recovery – No Funding Required
File Number SW22-0168
Comm. Dist. All
Recommendation Approve
- C32 Standard Professional Services Agreement for RSQ-RH-21-106 – AECOM Technical Services, Inc. – Continuing Professional Services for Pasco County Solid Waste and Resource Recovery – No Funding Required
File Number SW22-0170
Comm. Dist. All
Recommendation Approve
- C33 Award of Bid No. IFB-RH-22-020 – Merrell Bros., Inc. – As Needed Intracounty Transport of Municipal Solid Waste – Multi-Year Award – \$2,668,000.00

File Number SW22-0183
Comm. Dist. All
Recommendation Approve

- C34 Award of Bid No. IFB-RH-22-044 – Merrell Bros., Inc. – As Needed Transport of Solid Waste Leachate Services – Multi-Year Award – \$1,000,000.00

File Number SW22-0207
Comm. Dist. All
Recommendation Approve

Public Infrastructure - Utilities

- C35 Amendment No. 3 to the Professional Services Agreement – Black & Veatch Corporation – Embassy Hills Wastewater Treatment Plant Rehabilitation and Improvements (PCU 16-014.00) – \$2,343,543.00

File Number UTD22-0148
Comm. Dist. 5
Recommendation Approve

- C36 Award of Bid No. IFB-SN-22-007 and Budget Amendment Journal No. 1148 – CenState Contractors, Inc. – Boyette Reclaim Water Reservoir High Service Pump Station Upgrades (PCU 20-015.00) – \$1,077,224.00

File Number UTD22-0172
Comm. Dist. 1
Recommendation Approve

- C37 Award of Bid No. IFB-KM-22-019 – D.B.E. Management, LLC – Boyette Road Force Main (from SR54 to Wells Road, PCU 20-008.00) – \$744,165.95

File Number UTD22-0191
Comm. Dist. 1, 2
Recommendation Approve

- C38 10-Year Water Supply Facilities Work Plan – Southwest Florida Water Management District – No Funding Required

File Number UTD22-0192
Comm. Dist. All
Recommendation Approve

- C39 Award of Bid No. IFB-SN-22-034 – NDL LLC d/b/a Natural Designs Landscaping – Ongoing Property Maintenance of Various Pasco County Utilities Parcels – Multi-Year Award – \$351,352.00

File Number UTOM22-0184
Comm. Dist. All
Recommendation Approve

- C40 Additional Purchasing Authority – EnviroWaste Services Group, Inc. – Wastewater Retrieval and Hauling – \$267,500.00

File Number UTOM22-0186
Comm. Dist. All
Recommendation Approve

- C41 Additional Purchasing Authority – McKim & Creed, Inc. – As-Needed Instrumentation and Controls Hardware Maintenance Services – \$346,000.00

File Number UTOM22-0187
Comm. Dist. All
Recommendation Approve

- C42 Exempt Purchase – Hach Company – On-Site Lab Maintenance and Equipment – \$64,000.00

File Number UTOM22-0188
Comm. Dist. All
Recommendation Approve

Public Services - Libraries

- C43 Division of Library and Information Services (DLIS) Florida ARPA Act - 21-ARPA-38 Grant Agreement – Florida Department of State, Division of Library and Information Services – To Create a Community Resource Fairs Program – \$16,255.00

File Number LI22-0007
Comm. Dist. All
Recommendation Approve

Public Services - Parks, Recreation and Natural Resources

- C44 Award of Bid No. IFB-CL-22-031 – American Empire Builders, Inc. – Replacement of Boardwalk and Capping of Seawall at Robert J. Strickland Memorial Park (Hudson Beach) – \$495,200.00

File Number PRN22-0083
Comm. Dist. 5
Recommendation Approve

Regular

Miscellaneous Business - District One - Commissioner Oakley

Miscellaneous Business - District Two - Commissioner Moore

Miscellaneous Business - District Three - Commissioner Starkey

Miscellaneous Business - District Four - Commissioner Fitzpatrick

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.

- P45 An Ordinance By The Pasco County Board Of County Commissioners Establishing A Temporary Moratorium (180 Days) On The Submission And Acceptance Of Applications For Building Permits, Site Plans, Special Exception Uses, Conditional Uses, Rezonings, And Comprehensive Plan Amendments Proposing To Increase Entitlements Within The Moratorium Areas; Providing For Authority; Legislative Findings Of Fact; Definitions; Moratorium Areas; Temporary Moratorium Imposed; Duration Of Temporary Moratorium; And Severability.
File Number PDD22-0233
Comm. Dist. All
Recommendation Continuance Requested
- P46 An Ordinance By The Pasco County Board Of County Commissioners Amending The Pasco County Land Development Code; Chapter 600 Overlay And Special District Areas; Section 602.8.M.3: Villages Of Pasadena Hills (VOPH) Impact Fees, Mobility Fees And Development Fee Surcharges And VOPH Transportation Development Fee Schedules (Exhibit 602-C); And Other Amendments As Necessary, For Internal Consistency; Providing For Applicability; Repealer; Severability, And An Effective Date.
File Number PDD22-0098
Comm. Dist. 1
Recommendation No Action Required
- P47 An Ordinance Amending the Pasco County Comprehensive Plan; Providing for a Large-Scale Comprehensive Plan Amendment To the Future Land Use Map (Map 2-15 and Sheet 15) from RES-1 (RESIDENTIAL 1 DU/GA) to RES-3 (RESIDENTIAL 3 DU/GA) on Approximately 80 acres of real property Located East of Handcart Rd and North of Eiland Blvd; Amending Goal FLU 6, Pasadena Hills, Figures PH-5 and PH-6; Providing for Additional Text Amendments as Necessary for Internal Consistency; Providing for a Repealer, Severability, and an Effective Date.
File Number PDD22-0022
Comm. Dist. 1
Recommendation Approve
- P48 An Ordinance Amending The Pasco County Comprehensive Plan; Providing For Text Amendments To The Future Land Use Element Appendix, The Glossary, And Providing For Additional Text Amendments As Necessary For Internal Consistency; Providing For A Repealer, Severability, And An Effective Date.
File Number PDD22-0067
Comm. Dist. All

Recommendation Approve

- P49 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 01) Changing From RES-6 (Residential-6 du/ga) And RES-9 (Residential-9 du/ga) To IL (Industrial-Light) On Approximately 33 Acres Of Real Property Located To The South Of Coit Road, West Of Bower Road, East Of The CSX Railroad, And North Of Cummer Road; And Providing For Additional Text Amendments As Necessary For Internal Consistency; Providing For Repealer, Severability, And An Effective Date.
File Number PDD22-0185
Comm. Dist. 1
Recommendation Approve
- P50 An Ordinance By The Pasco County Board Of County Commissioners Establishing A Temporary Moratorium (180 Days) On The Establishment Or Opening Of Any New Or Used Car, Truck, Or Van Sales Business Within The Unincorporated Area Of Pasco County; Providing For Authority; Legislative Findings Of Fact; Moratorium Area; Temporary Moratorium Imposed; Duration Of Temporary Moratorium; And Severability.
File Number PDD22-0232
Comm. Dist. All
Recommendation Approve

Public Hearings at 1:30 p.m.

- P51 Large-Scale Comprehensive Plan Amendment (Continuance) - CPAL 21(10) North Pasco RV Resort –Providing for a Large-Scale Comprehensive Plan Amendment to the Future Land Use Maps (2-15 And Sheet 07) Changing from AG/R (Agricultural/Rural) to PD (Planned Development) on Approximately 131.68 Acres of Real Property Located East of Lake Iola Road and South of Blanton Road; A Text Amendment Creating Subarea Policy FLU 7.1.63 - North Pasco RV Resort; A Map Amendment to the Future Land Use Map 2-9 Adding Subarea Map 2-9(63) North Pasco RV Resort.
File Number PDD22-0088
Comm. Dist. 1
Recommendation Continuance Requested
- P52 Zoning Amendment (Continuance) – North Pasco RV Resort MPUD Master Planned Unit Development – VCare Consultants, LLC – A Rezoning Request from an A-C Agricultural Zoning District and an A-R Agricultural-Residential Zoning District to an MPUD Master Planned Unit Development District to Allow the Development of a 550-Space RV Resort and Associated Infrastructure and Amenities on Approximately 131.68 Acres
File Number PDD22-7422
Comm. Dist. 1
Recommendation Continuance Requested

- P53 Large-Scale Comprehensive Plan Amendment (Continuance) - CPAL 21(05) Faircloth at Bellamy – Providing for a Large-Scale Comprehensive Plan Amendment to the Future Land Use Maps (2-15 and Sheet 13) from RES-1 (Residential-1) to PD (Planned Development) on Approximately 188 Acres of Real Property Located North of State Road 52 and West of Bellamy Brothers Boulevard; a Text Amendment Creating Subarea Policy FLU 7.1.64- Faircloth at Bellamy; a Map Amendment to the Future Land Use Map 2-9 Adding Subarea Map 2-9(64): Faircloth at Bellamy.
File Number PDD22-0087
Comm. Dist. 1
Recommendation Continuance Requested
- P54 Zoning Amendment (Consent) – Eddie L. and Elizabeth A. Hill and Lennon, Inc./SR 54 & Morris Bridge Road – Change in Zoning from an A-R Agricultural-Residential District to a C-2 General Commercial District – Southeast Pasco County – South Side of State Road 54 and Approximately 310 Feet East of Morris Bridge Road – Containing Approximately 2.03 Acres
File Number PDD22-7594
Comm. Dist. 1
Recommendation Approve
- P55 Large Scale Comprehensive Plan Amendment (Consent) - CPAL 21-15 Gateway Hub - Large Scale Comprehensive Plan Amendment to the Future Land Use Element Appendix to the Gateway Hub Future Land Use Classification, and the Future Land Use Maps (Maps 2-9; Subarea Map 2-9 Gateway Hub Subcategory; Subarea Map 2-9 Gateway Hub Subcategories).
File Number PDD22-0053
Comm. Dist. 1
Recommendation Approve
- P56 Petition to Vacate a Portion of Platted Right-of-Way (Regular) – Persimmon Park Phase I - Sweet Mabolo Street – Locust Branch, LLC – No Funding Required
File Number FAC22-0088
Comm. Dist. 2
Recommendation Approve
- P57 Timberset Court, PVAS No. 3459 (Regular) – Board of County Commissioners – Public Hearing – \$53,272.00
File Number PW22-0047
Comm. Dist. 2
Recommendation Approve
- P58 Zoning Amendment (Regular) – Plazewski MPUD Master Planned Unit Development, Villages of Pasadena Hills – Walter T. Plazewski – A Rezoning Request from an A-R Agricultural-Residential Zoning District and an AR-5

Agricultural-Residential Zoning District to an MPUD Master Planned Unit Development District to Allow the Development of a Maximum of 200 Single-family Detached/Attached Dwelling Units and Associated Infrastructure on Approximately 40 Acres

File Number PDD22-7564

Comm. Dist. 1

Recommendation Approval with Conditions

Noted Items

Agendas and Minutes

N59 Minutes - Jobs and Economic Opportunities Committee (JEOC) - October 29, 2021

File Number NI22-0487

Comm. Dist. All

Recommendation Receive and File

N60 Copperspring CDD - Annual Financial Audit Report - FY Ended September 30, 2021 - Letter Dated January 28, 2022

File Number NI22-0490

Comm. Dist. All

Recommendation Receive and File

N61 Minutes - Environmental Lands Acquisition Selection Committee (ELASC) - November 19, 2020

File Number NI22-0491

Comm. Dist. All

Recommendation Receive and File

N62 Minutes of Meeting - Heritage Springs Community Development District - November 15, 2021

File Number NI22-0493

Comm. Dist. All

Recommendation Receive and File

N63 Heritage Springs CDD - Agency Mailing - November 15, 2021

File Number NI22-0494

Comm. Dist. All

Recommendation Receive and File

N64 Oak Creek CDD - Agency Mailing - November 15, 2021

File Number NI22-0495

Comm. Dist. All

Recommendation Receive and File

N65 Oak Creek CDD - Audit Committee Agency Mailing - November 15, 2021

File Number NI22-0496

Comm. Dist. All

Recommendation Receive and File

N66 Minutes of Meeting - Oak Creek Community Development District Audit Committee - November 15, 2021

File Number NI22-0497

Comm. Dist. All

Recommendation Receive and File

N67 Minutes of Meeting - Oak Creek Community Development District - November 15, 2021

File Number NI22-0498

Comm. Dist. All

Recommendation Receive and File

N68 Minutes - Opioid Task Force (OTF) - October 25, 2021

File Number NI22-0499

Comm. Dist. All

Recommendation Receive and File

N69 Minutes - Public Safety Coordinating Council (PSCC) - November 12, 2021

File Number NI22-0500

Comm. Dist. All

Recommendation Receive and File

N70 Minutes - Metropolitan Planning Organization (MPO) - December 9, 2021

File Number NI22-0505

Comm. Dist. All

Recommendation Receive and File

N71 Mitchell Ranch CDD - Annual Financial Audit Report - FY Ended September 30, 2021 - Letter Dated February 4, 2022

File Number NI22-0506

Comm. Dist. All

Recommendation Receive and File

Miscellaneous

N72 Pasco Sheriff's Office Letters Dated January 20, 2022 - Reimbursement for Expenses Incurred - JAG Gang Suppression Grant October 1, 2021 through December 31, 2021 - \$5,028.79 & \$423.60

File Number NI22-0124

Comm. Dist. All

- Recommendation** Receive and File
- N73 Release of Maintenance Guarantee – CKB Development, LLC – Watergrass Promenade Business Centre (PCU02-209.34)
File Number NI22-0429
Comm. Dist. 1
Recommendation Receive and File
- N74 Acceptance of Utility Improvements and Maintenance Guarantee – AMH HB Woodlake Preserve Venture, LLC – Lake Patience Subdivision (PCU17-114.01)
File Number NI22-0430
Comm. Dist. 4
Recommendation Receive and File
- N75 Release of Maintenance Guarantee – Pulte Home Company, LLC – Townhomes at 54 and Oakstead (PCU99-184.28)
File Number NI22-0431
Comm. Dist. 4
Recommendation Receive and File
- N76 Release of Maintenance Guarantee – Grove SS Associates, LLC – Flagship Groves Storage (PCU19-103.65)
File Number NI22-0432
Comm. Dist. 2
Recommendation Receive and File
- N77 Acceptance of Utility Improvements – Bid Properties, LLC – Pasco Storage Facility (PCU20-103.17)
File Number NI22-0433
Comm. Dist. 3
Recommendation Receive and File
- N78 Release of Maintenance Guarantee – KW Realty Fund III, LLC – Starkey Ranch Business Park Parcel 1 (PCU06-139.50)
File Number NI22-0434
Comm. Dist. 3
Recommendation Receive and File
- N79 Release of Maintenance Guarantee – San Antonio Citizens Federal Credit Union – San Antonio Citizens Federal Credit Union (PCU19-103.74)
File Number NI22-0435
Comm. Dist. 1
Recommendation Receive and File
- N80 Release of Maintenance Guarantee – NNP-Bexley, LLC – Bexley South

- Parcel 4 – Phase 3A-2 (PCU02-218.35)
File Number NI22-0436
Comm. Dist. 4
Recommendation Receive and File
- N81 Release of Maintenance Guarantee – NNP-Bexley, LLC – Bexley South
Parcel 4 – Phase 3A-1 (PCU02-218.34)
File Number NI22-0437
Comm. Dist. 4
Recommendation Receive and File
- N82 Acceptance of Utility Improvements and Maintenance Guarantee – Epperson
Ranch II Community Development District – Meadow Ridge Townhomes
Parcel B (PCU04-102.62)
File Number NI22-0438
Comm. Dist. 1
Recommendation Receive and File
- N83 CD22-0047 HOME Agreement - STEPS Recovery Inc - November 23, 2021
File Number NI22-0488
Comm. Dist. All
Recommendation Receive and File
- N84 CD22-0053 HOME Agreement - WestCare GulfCoast - Florida Inc -
December 7, 2021

File Number NI22-0489
Comm. Dist. All
Recommendation Receive and File
- N85 FAC22-1037 - Task Order No FM22-012 - Fleischman & Garcia Architects &
Planners AIA PA - Fire Station 22 - \$21,640.00 - January 19, 2022
File Number NI22-0492
Comm. Dist. All
Recommendation Receive and File
- N86 Acceptance of Utility Improvements and Maintenance Guarantee – Epperson
Ranch II Community Development District – Epperson Ranch Meadow Ridge
Townhomes Parcel A Phase 1 (PCU04-102.60)
File Number NI22-0507
Comm. Dist. 1
Recommendation Receive and File
- N87 Acceptance of Utility Improvements – Nexmetro Suncoast, LLC – Nexmetro
Suncoast (PCU00-136.53)
File Number NI22-0508

Comm. Dist. 3
Recommendation Receive and File

N88 Acceptance of Utility Improvements and Maintenance Guarantee – Cypress Preserve 841, LLC – Cypress Preserve Phase 2 – Subphase 3A & 4A (PCU99-139.13)

File Number NI22-0509
Comm. Dist. 4
Recommendation Receive and File

N89 Acceptance of Utility Improvements and Maintenance Guarantee – Epperson Ranch II Community Development District and Meadow Ridge Owners, LLC – Epperson Ranch Meadow Ridge Townhomes – Parcel A Phase 2 (PCU04-102.61)

File Number NI22-0510
Comm. Dist. 1
Recommendation Receive and File

N90 Release of Maintenance Guarantee – Pasco County Associates III, LLLP – Winding Ridge Phase 1 Offsite (PCU00-230.02)

File Number NI22-0511
Comm. Dist. 2
Recommendation Receive and File

Walk-Ons

Post Meeting Materials

Adjourn