

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

ANNOTATED AGENDA

MARCH 21, 2023

**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 Jack Mariano, Chairman, District 5 Honorable Ronald E. Oakley, Vice-Chairman, Dist. 1 Honorable Seth Weightman, District 2 Honorable Kathryn Starkey, District 3 Honorable Gary Bradford, District 4
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Clerk & Comptroller	Honorable Nikki Alvarez-Sowles, Esq.
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County Administrator	Mike Carballa, P.E.
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County Attorney	Jeffrey N. Steinsnyder, Esq.
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Call To Order

Chairman Mariano called the meeting to order at 10:05 a.m.

**Invocation
Pledge of Allegiance**

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

Roll Call

Ms. Alvarez-Sowles called the roll. All Commissioners were present with Commissioner Weightman attending the meeting virtually.

Commissioner Weightman noted he was attending virtually due to illness.

Mr. Steinsnyder noted his reasoning was allowed based on procedural rules.

Chairman Mariano noted that all voting would be done by 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.

Mr. Walter McBride spoke regarding people moving to Florida from other States, the need to entice high-end businesses to the community, and the need for plans to move the County forward.

Chairman Mariano spoke regarding the number of jobs brought to the County by Moffitt, County efforts to clean out canals, and that he could have people meet with the gentleman regarding efforts being made by the County.

Commissioner Starkey asked Mr. McBride to leave his contact information so she could meet with him.

Mr. Allen Rose spoke regarding funding for waterway restoration, different funding streams, areas that need funding, areas in need of restoration, amounts of funding available, and the need for Staff to go after the available funding.

Approved to receive and file documents submitted by Pastor Troy Pederson by roll call vote.

Pastor Troy Pederson spoke regarding the history of religious people working with governing authorities and his request for leaders from Somebody Cares to lead the Invocation.

Mr. Chris Casella, Rotary International, thanked the Board for their support and spoke regarding their organization's membership, a previous supply drive for Hurricane Ian, their partnership with the County, and that they wished to present the Commissioners with plaques.

Mr. Derek Pontlitz spoke regarding the good work that had been done by public officers to solve problems in the County and presented the plaques to the Commissioners.

Ms. Alvarez-Sowles read Resolution 23-029 into the record which had previously been approved and adopted at the December 6, 2022 Board of County Commissioners meeting.

Chairman Mariano spoke regarding Rotary International 6950's hurricane efforts in Fort Myers, efforts made by the Sheriff's Office, and a future presentation regarding hurricane resiliency. He thanked them for their dedication and leadership.

Commissioner Bradford noted it had been a joy working with them. He spoke regarding a recent dog food drive that was held, their positive impacts, and working together as a community.

Resolutions

Commissioners Items - Commissioner Weightman

- RS1 A Resolution By The Board Of County Commissioners Of Pasco County, Florida, Declaring The Week Of March 20 Through March 26, 2023 As National Fix A Leak Week In Pasco County
File Number CAO23-5139
Comm. Dist. All
Recommendation Approve

Approved to adopt by roll call vote.

Commissioners Items - Commissioner Bradford

- RS2 A Resolution By The Board Of County Commissioners Of Pasco County, Florida, Celebrating The 50th Anniversary Of The West Pasco Toastmasters Club Of Toastmasters International
File Number CAO23-5138
Comm. Dist. All
Recommendation Approve

Approved to adopt by roll call vote.

Commissioners Items - Chairman Mariano

- RS3 A Resolution By The Board Of County Commissioners Of Pasco County, Florida, Proclaiming The Month Of March To Be Designated National Procurement Month
File Number CAO23-5136
Comm. Dist. All
Recommendation Approve

Approved to adopt by roll call vote.

Consent

Approved the Consent Agenda with the exception of Agenda items C10, C23, and C37 which were pulled for discussion or revision by roll call vote.

Constitutional Officers - Clerk - Minutes Approval

- C4 Annotated Minutes - Board of County Commissioners Meeting - Regular Meeting/Rezoning - December 6, 2022
File Number CO23-0146
Comm. Dist. All
Recommendation Approve
- C5 Annotated Minutes - Board of County Commissioners Meeting - Regular Meeting/Rezoning - January 10, 2023
File Number CO23-0147
Comm. Dist. All
Recommendation Approve

Constitutional Officers - Clerk - Minutes Distribution

- C6 Minutes - Board of County Commissioners Meeting - January 24, 2023
File Number CO23-0148
Comm. Dist. All
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 CO23-0125
Comm. Dist. All
Recommendation Approve

Legislative/Administrative - County Attorney

- C8 Memorandum for Resolution of Necessity – Ridge Road Extension Phase 2B Project, from Sunlake Boulevard to US 41 – Project No. C06687.04 – Eminent Domain – \$2,363,200.00
File Number CAO23-4711
Comm. Dist. 4
Recommendation Approve

Development Services - Building Construction Services

- C9 Piggyback Contract - Atkins North America, Inc. - Floodplain Management Services - \$225,000.00
File Number DS23-0004
Comm. Dist. All
Recommendation Approve

Development Services - Office of Economic Growth

- C10 Third Amendment to The Agreement for Sale and Purchase – Rooker Properties, LLC – Phasing and Timing for Certificate of Occupancies – No Funding Required
File Number OEG23-1033
Comm. Dist. 2
Recommendation Approve

Approved Staff's recommendation by roll call vote.

Internal Services - Department of Emergency Services/911

- C11 Addendum to Interlocal Agreement for a Pasco County Consolidated Communications Center between Pasco County and the City of Zephyrhills - \$121,744.00
File Number DES23-0009
Comm. Dist. All
Recommendation Approve

Internal Services - Facilities Management

- C12 Agreement for Sale and Purchase of Real Property – James H. Wregg, Kenneth H. Wregg, Marcia L. Wregg and William Ryan Homes Florida, Inc. – Zephyrhills West Bypass Extension – Pasco County Utilities Department – \$2,550,000.00
File Number FAC23-0103
Comm. Dist. 1
Recommendation Approve

- C13 Agreement for Sale and Purchase of Property - Ryan Patrick Kearns and Erin Elizabeth Cobb – Lot 313 Sea Pines Unit Seven Unrecorded Plat, Hudson - Sea Pines Neighborhood Flood Abatement Project – \$35,000.00
File Number FAC23-0130
Comm. Dist. 5
Recommendation Approve

Internal Services - Human Resources

- C14 Acceptance of the PBA 2022-2025 Collective Bargaining Agreement – Police Benevolent Association, (PBA) Inc. (Supervisory Unit) – No Additional Funding Required
File Number HR23-0153
Comm. Dist. All
Recommendation Approve

Internal Services - Information Technology

- C15 Additional Purchase Authority – Ongoing and As Needed Maintenance – \$9,450.00
File Number IT23-0024
Comm. Dist. All
Recommendation Approve

C16 Resolution to Change the Official Street Name of Woodruff Loop – Woodruff Loop to Lady Lake Lane – No Funding Required
File Number IT23-0025
Comm. Dist. 4
Recommendation Approve

Internal Services - Office of Management and Budget

C17 Budget Amendment - Realign Available Budget - Public Services Branch, Parks, Recreation, and Natural Resources Department - Appropriate Funding for Wesley Chapel District Park Irrigation Project - \$54,987.84
File Number BA23-0073
Comm. Dist. 2
Recommendation Approve

C18 Budget Amendment – Carry Forward Unspent Fiscal Year (FY) 2022 Funding to FY 2023 – Judicial Branch, Court Innovations – Provide Funding for FY 2022 Invoices Paid in FY 2023 – \$122,373.00
File Number BA23-0075
Comm. Dist. All
Recommendation Approve

C19 Request for Funds from Law Enforcement Trust Fund – Chris Nocco, Sheriff – Letter Dated January 5, 2023 – Reimburse Direct Costs of Forfeiture Staff Attorney October 1, 2022 to December 31, 2022 – \$33,825.21
File Number OMB23-0015
Comm. Dist. All
Recommendation Approve

Public Infrastructure - Engineering Services

C20 Recording of Plat with Performance Guarantees – Lanier Acres – HDP Lanier Acres, LLC – No Funding Required
File Number SA23-0032
Comm. Dist. 2
Recommendation Approve

C21 Recording of Plat with a Performance Guarantee – Emerald Acres – HDP Emerald Acres, LLC – No Funding Required
File Number SA23-0033
Comm. Dist. 2
Recommendation Approve

C22 Sole Source Purchase – Econolite Control Products, Inc. – Control Cabinets and Controllers – \$213,157.49
File Number TR23-0079
Comm. Dist. All
Recommendation Approve

Public Infrastructure - Public Works

C23 Task Order No. SMO23-031 – Florida Design Consultants, Inc. – Hudson Beach Pollution Source Tracking – \$176,049.41
File Number PW23-0067
Comm. Dist. 5
Recommendation Approve

Approved Staff's recommendation by roll call vote.

C24 Accept Stormwater Drainage Easement – Square 1 Properties, LLC – Sea Pines Neighborhood Flood Abatement – No Funding Required
File Number PW23-0072
Comm. Dist. 5
Recommendation Approve

C25 Third Amendment to Agreement for Professional Stormwater Engineering Services for RSQ-ML-19-088 – Singhofen & Associates, Inc. – Adjusted Standard Hourly Rates – No Funding Required
File Number PW23-0076
Comm. Dist. All
Recommendation Approve

C26 Award of Bid No. IFB-RH-23-022 – Paw Materials, Inc. – As-Needed Crushed Asphalt Millings – Multi-Year Award – \$405,500.00
File Number PW23-0079
Comm. Dist. All
Recommendation Approve

Public Infrastructure - Utilities

C27 Budget Amendment Journal No. 924 and Purchasing Approval to Reallocate Fiscal Year 2022 Approved Amount for Fiscal Year 2023 – Agreement No. LPA0206 Standard Grant Agreement, State of Florida Department of Environmental Protection – Pasco County Handcart Road Water and Wastewater – \$6,841,104.00
File Number UT23-0245
Comm. Dist. 1
Recommendation Approve

- C28 Amendment No. 2 to the Construction Manager at Risk Agreement – Garney Companies, Inc. – Embassy Hills Wastewater Treatment Plant Rehabilitation and Improvements Project – \$14,072,579.00
File Number UTD23-0208
Comm. Dist. 5
Recommendation Approve
- C29 Utility Work by Highway Contractor Agreement and Three-Party Escrow Agreement – State of Florida Department of Transportation – US 98 Utility Adjustments from Polk County Line to US 301 Project – \$772,689.06
File Number UTD23-0216
Comm. Dist. 1
Recommendation Approve
- C30 Award of Bid No. IFB-RH-22-166 – Envirowaste Services Group, Inc. – As Needed Emergency and Non-Emergency Wastewater Retrieval and Sludge Hauling – Multi-Year Award – \$732,329.00
File Number UTOM23-0203
Comm. Dist. All
Recommendation Approve
- C31 Award of Bid No. IFB-RH-23-018 – International Towers, LLC – As Needed Communication Tower Annual Inspections, General Maintenance and Repairs – Multi-Year Award – \$206,000.00
File Number UTOM23-0207
Comm. Dist. All
Recommendation Approve
- C32 Additional Purchasing Authority – Barney’s Pumps, Inc. – Hydromatic Pumps and Replacement Parts – \$130,000.00
File Number UTOM23-0211
Comm. Dist. All
Recommendation Approve
- C33 Purchasing Approval to Reallocate Fiscal Year 2022 Approved Amount for Fiscal Year 2023 – U.S. Water Services Corporation – As Needed Pump Station Rehabilitation Program – \$1,364,886.00
File Number UTOM23-0223
Comm. Dist. All
Recommendation Approve

Public Safety - Fire Rescue

- C34 Procurement of Grant Funding - State of Florida Division of Emergency Management – Urban Search and Rescue Sustainment Grant, Catalog of State Financial Assistance (CSFA) 31.078 – No Funding Required
File Number FR23-1357
Comm. Dist. All
Recommendation Approve
- C35 Exempt Purchase – Stryker Sales, LLC – Power Pro 2 and Stair Pro Mobility Medical Equipment and Accessories – \$141,560.60
File Number FR23-1429
Comm. Dist. All
Recommendation Approve
- C36 Exempt Purchase – Zoll Medical Corporation - X-Series Monitors and Autopulse Resuscitation Systems – \$1,653,602.25
File Number FR23-1431
Comm. Dist. All
Recommendation Approve

Public Services - Community Development

- C37 Multifamily Mortgage Revenue Bonds – Port Richey Leased Housing Associates III, LLLP – 388 Affordable Housing Units for Seniors in New Port Richey – No Funding Required
File Number CD23-0098
Comm. Dist. 3
Recommendation Approve

Approved Staff's recommendation with the noted revision that the Commission District was incorrect, it was not Commission District 3, it was Commission District 5 by roll call vote.

Public Services - Parks, Recreation and Natural Resources

- C38 Environmental Lands Acquisition Selection Committee Appointments and Reappointments – Parks, Recreation, and Natural Resources Department – To Fill Committee Vacancies – No Funding Required
File Number PRN23-0090
Comm. Dist. All
Recommendation Approve

C39 Re-establishment of Change Fund - Pasco County Parks, Recreation, and Natural Resource Department - Swim Season Change Fund for Veterans Memorial Park - \$75.00
 File Number PRN23-0098
 Comm. Dist. 5
 Recommendation Approve

Regular

Internal Services - Emergency Management

R40 Presentation - Emergency Management - Coastal Tour - No Funding Required
 File Number OEM23-0017
 Comm. Dist. All
 Recommendation Presentation Only

The item was for information only. No action was required.

Miscellaneous Business - District One - Commissioner Oakley

- Commissioner Oakley spoke regarding meetings held with multiple State Representatives during a recent trip to Tallahassee for Legislative Day.
- He spoke regarding the addition of Ms. Lorie Bowman as his Executive Assistant and Ms. Marie Miller's continuation as his Legislative Assistant.
- He noted his appreciation for Staff and his desire to continue working with them to make things better in the County.

Miscellaneous Business - District Two - Commissioner Weightman

- Commissioner Weightman displayed photos and spoke regarding Pasco Legislative Day in Tallahassee and discussions that were held. He noted his appreciation for State Representatives, Mr. Carballa, Mr. Ralph Lair, and Staff.
- He spoke regarding an upcoming Transportation Management Area Group meeting and the potential of a Regional MPO in the future. He requested input from the other Commissioners prior to the meeting.

Commissioner Starkey stated she encouraged everyone to talk with Mr. Carl Mikyska, MPO Director, and that she was in favor of coming together regionally. She spoke regarding the need for regional solutions, federal funding, the need to

represent the County proportionally, and the need to speak with one voice regarding transit.

Discussion was held regarding the importance of transportation; the need to work together regionally; benefits to Counties; federal funding that was received by other Counties and States; Hillsborough County as a key piece; previous transit discussions; representation at an upcoming TMA meeting; growth of the County; commute times; and the need to have one voice.

- He noted his appreciation for Mr. Keith Wiley, Parks, Recreation, and Natural Resources Director, and his Staff for fixing and updating the universal playground.

Miscellaneous Business - District Three - Commissioner Starkey

- Commissioner Starkey thanked everyone who had travelled to Tallahassee. She spoke regarding meetings that were held with the State Legislators and information that was provided by Commissioner Simpson.

Discussion was held regarding Mr. Ed Blommel, representative for Wilton Simpson who attended earlier in the meeting.

She spoke regarding her disappointment surrounding the eight-year requirement for Commissioners, future discussions with Congresswoman Virginia Foxx's Staff regarding the Workforce Innovation Act (WIOA), and that she wished it was a three-term limit instead of two.

- She thanked everyone who came to the International Trade and Tourism Event that was held. She spoke regarding discussions and networking with those who had attended, international visitors to Pasco County, manufacturing jobs, opportunities to assist local businesses, and her desire to see the event grow.
- Commissioner Starkey spoke regarding comments made previously by Mr. Walter McBride during Public Comment, car washes and fast food places, future revisions to the Comp Plan, her attempts to bring higher-end restaurants to the area, recently opened restaurants, and changes that occurred in the U.S. 19. area.

Discussion followed regarding the government sales tax for Economic Development; what had been done to improve job growth in the County; the need for larger lots and houses; desirable living areas; restoration work that was planned for the canals; demographics of people moving to Pasco; growth in the Wesley Chapel area; a meeting that would be held between Chairman Mariano and Fish and Wildlife regarding scalloping; infrastructure needed in the Shady

Hills area to support industrial; zoning allowances; that the market could correct itself; and potential economic impacts from Moffitt.

Chairman Mariano asked Mr. Carballa to meet with Information Officers, Mr. David Engel, Economic Growth Director, and Mr. Bill Cronin, Pasco Economic Development President/CEO, for a presentation regarding jobs that had been created in the County.

Commissioner Starkey noted they needed to form a strategy to provide information regarding all of the improvements to residents.

Miscellaneous Business - District Four - Commissioner Bradford

- Commissioner Bradford noted he was unable to travel to Tallahassee. He spoke regarding discussions that were held with multiple Representatives and that it was important to keep moving forward with the things they agreed on.
- He spoke regarding a cleanup that was held around the Winn-Dixie in Moon Lake Park as photos were displayed. He thanked Public Works, Solid Waste, Code Compliance, County Staff, and local volunteers who participated in the cleanup as well as Chairman Mariano who showed his support at the event.

Chairman Mariano spoke regarding community cleanups that had been done in the Moon Lake and Gulf Highlands areas.

- He spoke regarding a training course from the Florida Institute of Government that he completed as part of his appointment for the Canvassing Board. He displayed his certificate.
- He spoke regarding the Area Agency on Aging meeting that was held and that there were seniors in Pasco County who needed help.
- Commissioner Bradford spoke regarding the upcoming birth of his second grandchild.

Chairman Mariano congratulated Commissioner Bradford.

Miscellaneous Business - District Five - Commissioner Mariano

- Chairman Mariano thanked Mr. JG Murphy for putting up barricades for the upcoming Chasco Fiesta event.

- He spoke regarding the relocation of sand from a canal to Hudson Beach by the Stormwater Team and noted his appreciation for how quickly they completed the job.
- He spoke regarding a restaurant on Hudson Beach and requested Staff to look at options for additional parking at the restaurant while photos were displayed.
- He spoke regarding his plans to travel to Tallahassee for Tourism Development Council Tourism Day and a meeting that was planned with Fish and Wildlife to discuss scalloping.
- He spoke regarding the upcoming Joint Cities Workshop, his request for Mr. Carballa to forward an email he had received to everyone, a spill that was cleaned up, and the need to discuss the New Port Richey Plan and improvements.
- He spoke regarding a homeless problem off of Leisure Lane, the area that had been previously cleaned, homes that had been built by Habitat for Humanity, and the sale of unused land by Habitat for Humanity. He requested more information regarding the situation and if it was possible to get the land back.

Commissioner Oakley asked if there were any stipulations on the land regarding Habitat for Humanity's ability to sell it.

Chairman Mariano spoke regarding the need to discuss the situation in the future.

Mr. Carballa noted he was fairly certain the County was just the mortgage holder, but they were pulling the data and information on it.

Chairman Mariano spoke regarding the use of taxpayer money for affordable housing in that area and the need to investigate more.

Miscellaneous Business - County Administrator

- Mr. Carballa requested direction from the Board to revisit the Interlocal with the Pasco County School Board in regards to School District fees related to development and for the Board to consider a site plan review fee waiver for the proposed Angeline Elementary and Athletic Facility.

Approved to revisit the Interlocal with the Pasco County School Board in regards to School District fees related to development to have a policy on file that allows them to be exempt and for the Board to consider a site plan review fee waiver for

the proposed Angeline Elementary and Athletic Facility with Commissioner Oakley absent from the vote.

COMMISSIONER STARKEY LEFT THE MEETING AT 5:17 P.M. AND DID NOT RETURN.

- Mr. Carballa congratulated Ms. Margaret Smith, Engineering Services Director on her upcoming retirement. He noted he wanted to acknowledge her service and thank her.

Chairman Mariano noted that she had done a great job for the County.

Miscellaneous Business - County Attorney

- Mr. Steinsnyder spoke regarding a bond validation case in Leon County with the Florida Pace Funding Agency and a request from the Tax Collector's Office for a letter to be sent by the County Attorney's Office to the Florida Pace Funding Agency regarding their Interlocal Agreement with Pasco County.

Approved to authorize the County Attorney's Office or the Chief Assistant to send a letter to the Florida Pace Funding Agency with Commissioner Starkey absent from the vote.

Miscellaneous Business - Clerk and Comptroller

- Ms. Alvarez-Sowles spoke regarding the upcoming Operation Greenlight event to assist motorists with suspended licenses which would be held on March 30, 2023, March 31, 2023, April 3, 2023, and April 4, 2023 from 6:00 a.m. to 6:00 p.m. and on April 5, 2023 from 8:00 a.m. to 7:00 p.m.
- Ms. Alvarez-Sowles spoke regarding the upcoming Operation Standdown event to assist veterans with Court services which would be held at the Concourse Pavilion at Safety Town, April 21, 2023 through April 23, 2023.

Miscellaneous Business - Sheriff

- Absent.

THE BOARD RECESSED AT 12:00 P.M. AND RECONVENED AT 1:35 P.M. ALL COMMISSIONERS WERE PRESENT.

Public Hearings

Proposed Ordinances at 1:30 p.m.

- P41 An Ordinance By The Pasco County Board Of County Commissioners Amending The Pasco County Land Development Code; Chapter 300 Procedures; Section 303 Common Procedures Adding Section 303.1.B Design Standards Manual; Chapter 400 Permit Types And Applications; Section 402.2 Zoning Amendment – MPUD Master Planned Unit Development District; Section 407.5 Alternative Standards; Chapter 900 Development Standards; Section 901.3 Access Management; Section 901.4 Substandard Roadway Analysis And Mitigation; Section 901.6 Street Design And Dedication Requirements; Section 901.7 Bicycle Facilities; Section 901.8 Pedestrian Facilities; Section 901.10 Traffic Control Devices; Section 902.2 Stormwater Management Requirements; 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 ENA23-0005
Comm. Dist. All
Recommendation Continuanace Requested

Approved to continue the item to the June 20, 2023 Board of County Commissioners meeting at 1:30 p.m. in New Port Richey by roll call vote.

- P42 An Ordinance Establishing The Harvest Ridge 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 PDD23-0139
Comm. Dist. 1
Recommendation Approve

Approved to adopt by roll call vote.

P43 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 11) From Res-6 (Residential-6 Du/Ga) To Res-12 (Residential-12 Du/Ga) On Approximately 34.18 Acres (M.O.L.) Of Real Property Located East Of Little Road, South Of State Road 52 And West Of Moon Lake Road; And Providing For Additional Text Amendments As Necessary For Internal Consistency; Providing For A Repealer, Severability, And An Effective Date.
File Number PDD23-0209
Comm. Dist. 4
Recommendation Approve

Approved to continue the item to a date uncertain and for it to be readvertised by roll call vote.

P44 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 19) From RES-3 (Residential-3 Du/Ga) To PD (Planned Development) On Approximately 33.72 Acres Of Real Property Located On The South Side Of State Road 54 At The Southwest Intersection Of State Road 54 And Black Lake Road And A Text Amendment Creating Subarea Policy FLU 7.1.69 – SR 54 Black Lake PD; And A Map Amendment To The Future Land Use Map 2-9 Adding Subarea Map 2-9(69) SR 54 Black Lake PD; Providing For Additional Text Amendments As Necessary For Internal Consistency; Providing For A Repealer, Severability, And An Effective Date
File Number PDD23-0216
Comm. Dist. 3
Recommendation Approve

Approved to receive and file documents submitted by Ms. Larue Terry by roll call vote.

Approved to adopt by roll call vote.

Public Hearings at 1:30 p.m.

Approved the Consent Agenda which included Agenda item P46.

- P45 Zoning Amendment (Consent) – SR 54 Black Lake MPUD Master Planned Unit Development – B&P Properties of Pasco County, LLC – A Rezoning Request from an A-C Agricultural District to an MPUD Master Planned Unit Development District to Allow the Development of a 135,000 SF of Commercial/Retail and 250 Hotel Rooms on Approximately 33.72 Acres
File Number PDD23-7648
Comm. Dist. 3
Recommendation Approval with Conditions

Approved the item per Staff's recommendation with the revision to remove the language from Finding of Fact 6 that says passive recreational uses shall be located surrounding the wetland being trails.

- P46 Zoning Amendment (Consent) – Jimmy and Mary Ynigues – Change in Zoning from an R-4 High Density Residential District to an A-R Agricultural-Residential District – Northwest Pasco County – North Side of Eden Avenue, Approximately ¼ Mile East of Little Road – Containing Approximately 2 Acres
File Number PDD23-7685
Comm. Dist. 5
Recommendation Approve

The item was approved as part of the Public Hearing Consent Agenda.

- P47 Petition to Vacate a Platted Utility/Drainage Easement (Regular) – 4544 Eastwood Lane, Holiday – Metropolitan Ministries – No Funding Required
File Number FAC23-0031
Comm. Dist. 3
Recommendation Approve

Approved the item per Staff's recommendation by roll call vote.

P48 A Resolution Of The Board Of County Commissioners Of Pasco County, Florida (Regular) Approving The Issuance Of The Industrial Development Authority Of The County Of La Paz, Arizona Educational Facilities Revenue Bonds (The Florida Charter Educational Foundation, Inc. Projects), Series 2023, A Portion Of Which, In An Aggregate Principal Amount Not To Exceed \$20,000,000.00 Will Be Used For The Purpose Of Financing And Refinancing The Acquisition, Construction, Improvement And Equipping Of Certain Charter School Facilities Located Within Pasco County And Certain Other Matters Relating Thereto; And Providing An Effective Date

File Number OMB23-0016

Comm. Dist. All

Recommendation Approve

Approved the item per Staff's recommendation by roll call vote.

P49 Conditional Use Request (Regular) – Channelside Mortgages LLC/8342 New York Ave – Conditional Use for Multiple-Family Dwellings in a C-2 General Commercial District – Southwest Pasco County – South Side of New York Avenue Approximately 525 Feet East of Diagonal Road – Containing Approximately 12.08 Acres

File Number PDD23-CU07

Comm. Dist. 5

Recommendation Approval with Conditions

The item was withdrawn. No action was taken.

P50 Conditional Use Request (Regular) – Nikki Clemente and Michael Rutman – Approval of a Vacation Rental/Short Term Rental in a R-4 High Density Residential District – Northwest Pasco County – West Side of Birch Street, approximately 600 Feet North of Port Hudson Boulevard – Containing Approximately 0.11 Acre
File Number PDD23-CU09
Comm. Dist. 5
Recommendation Approval with Conditions

Approved to receive and file documents submitted by Ms. Jeanie Johnston by roll call vote.

Approved the item per Staff's recommendation with the provision that says if three warranted complaints regarding a violation of a County Ordinance or the conditions of approval are filed with the Sheriff's Office or Code Enforcement, it subjects them to revocation of their Conditional Use, that the holder of the Conditional Use provides safety information for their tenants for water safety for any of the equipment that they are leaving them to use, that the exterior of the home and landscaping needs to be maintained, that trash cans need to be off the street in accordance with our Solid Waste Ordinance, and that the exterior of the home will have video surveillance with a 24-hour tape that members of the Sheriff's Office, Code Enforcement, and Planning Department could review those tapes if a complaint was filed by roll call vote.

P51 Large-Scale Comprehensive Plan Amendment (Regular) - CPAL22(01) Odessa Town Centre PD (Planned Development) - Transmittal Of The Proposed Large-Scale Comprehensive Plan Amendment To The Future Land Use Map (Map 2-15 And Sheet 22) From RES-9 (Residential-9 DU/GA) And ROR (Retail/Office/Residential) To PD (Planned Development) On Approximately 86.38 Acres Of Real Property Located At The Southwest Corner Of The Intersection At State Road 54 And Gunn Hwy; And A Text Amendment Creating Subarea Policy FLU 7.1.68 – Odessa Town Centre PD; And A Map Amendment To The Future Land Use Map 2-9 Adding Subarea Map 2-9(68) Odessa Town Centre PD; And Providing For Additional Text Amendments As Necessary For Internal Consistency
File Number PDD23-0148
Comm. Dist. 3
Recommendation Approve

Approved to receive and file documents submitted by Mr. Gerald Speer by roll call vote.

Approved to transmit the item by roll call vote.

Noted Items

Agenda Items N52 through N110 were noted.

Agendas and Minutes

- N52 Agenda & Minutes - Commission on Human Trafficking (COHT) - December 14, 2022
 File Number NI23-0135
 Comm. Dist. All
 Recommendation Receive and File
- N53 Agenda & Minutes - Commission on Human Trafficking (COHT) - January 18, 2023
 File Number NI23-0136
 Comm. Dist. All
 Recommendation Receive and File
- N54 Agenda & Minutes - Commission on Human Trafficking Disrupting Vulnerabilities Workgroup - January 18, 2023
 File Number NI23-0137
 Comm. Dist. All
 Recommendation Receive and File
- N55 Seven Oaks CDD - Res 2023-01 FY21-22 Budget Amendment - November 9, 2022
 File Number NI23-0561
 Comm. Dist. All
 Recommendation Receive and File
- N56 Wesbridge Community Development District - FY 2021-2022 Amended Budget - Dated November 17, 2022
 File Number NI23-0562
 Comm. Dist. All
 Recommendation Receive and File
- N57 Meadow Point IV Community Development District - FY 2021-2022 Amended Budget - November 15, 2022
 File Number NI23-0573
 Comm. Dist. All
 Recommendation Receive and File

- N58 Palmetto Ridge Community Development District - FY2022 - 2023 Final Adopted Budget - November 16, 2022
File Number NI23-0574
Comm. Dist. All
Recommendation Receive and File
- N59 Palmetto Ridge Community Development District - FY2021 - 2022 Final Adopted Budget - November 16, 2022
File Number NI23-0575
Comm. Dist. All
Recommendation Receive and File
- N60 Jobs and Economic Opportunities Committee Annual Report, Penny for Pasco - FY 2022
File Number NI23-0576
Comm. Dist. All
Recommendation Receive and File
- N61 Minutes of Meeting - Asturia Community Development District - August 23, 2022
File Number NI23-0577
Comm. Dist. All
Recommendation Receive and File
- N62 Agenda Mailing - Asturia CDD - August 23, 2022
File Number NI23-0578
Comm. Dist. All
Recommendation Receive and File
- N63 Agency Mailing - Lake Bernadette CDD - October 3, 2022
File Number NI23-0580
Comm. Dist. All
Recommendation Receive and File
- N64 Minutes of Meeting - Lake Bernadette Community Development District - October 3, 2022
File Number NI23-0581
Comm. Dist. All
Recommendation Receive and File
- N65 Agency Mailing - Lexington Oaks CDD - August 18, 2022
File Number NI23-0582
Comm. Dist. All
Recommendation Receive and File

- N66 Minutes of Meeting - Lexington Oaks Community Development District - August 18, 2022
File Number NI23-0583
Comm. Dist. All
Recommendation Receive and File
- N67 Agency Mailing - Lexington Oaks CDD - September 15, 2022
File Number NI23-0584
Comm. Dist. All
Recommendation Receive and File
- N68 Minutes of Meeting - Lexington Oaks Community Development District - September 15, 2022
File Number NI23-0585
Comm. Dist. All
Recommendation Receive and File
- N69 Agency Mailing - Lake Bernadette CDD - October 25, 2022
File Number NI23-0586
Comm. Dist. All
Recommendation Receive and File
- N70 Minutes of Meeting - Lake Bernadette Community Development District - October 25, 2022
File Number NI23-0587
Comm. Dist. All
Recommendation Receive and File
- N71 Agency Mailing - Lake Bernadette CDD - September 27, 2022
File Number NI23-0588
Comm. Dist. All
Recommendation Receive and File
- N72 Minutes of Meeting - Lake Bernadette Community Development District - September 27, 2022
File Number NI23-0589
Comm. Dist. All
Recommendation Receive and File
- N73 Agency Mailing - Watergrass II CDD - August 17, 2022
File Number NI23-0590
Comm. Dist. All
Recommendation Receive and File

- N74 Minutes of Meeting - Watergrass II Community Development District - August 17, 2022
File Number NI23-0591
Comm. Dist. All
Recommendation Receive and File
- N75 Agency Mailing - Meadow Pointe II CDD - December 21, 2022
File Number NI23-0592
Comm. Dist. All
Recommendation Receive and File
- N76 Minutes of Meeting - Meadow Pointe II Community Development District - December 21, 2022
File Number NI23-0593
Comm. Dist. All
Recommendation Receive and File
- N77 Minutes - Gulf Harbors Advisory Board - November 29, 2022
File Number NI23-0674
Comm. Dist. All
Recommendation Receive and File
- N78 Minutes - Library Advisory Board (LAB) - January 10, 2023
File Number NI23-0657
Comm. Dist. All
Recommendation Receive and File
- N79 Minutes - Cultural Affairs Advisory Council (CAAC) - January 4, 2023
File Number NI23-0658
Comm. Dist. All
Recommendation Receive and File
- N80 Minutes - Environmental Lands Acquisition Selection Committee (ELASC) - November 16, 2022
File Number NI23-0676
Comm. Dist. All
Recommendation Receive and File
- N81 Minutes - Pasco County Housing Finance Authority (HFA) - October 20, 2022
File Number NI23-0677
Comm. Dist. All
Recommendation Receive and File

N82 Minutes - Opioid Task Force (OTF) - July 18, 2022

File Number NI23-0682

Comm. Dist. All

Recommendation Receive and File

N83 Minutes - Pasco County Construction Board (PCCB) - August 18, 2022

File Number NI23-0683

Comm. Dist. All

Recommendation Receive and File

Miscellaneous

N84 Previous annexations by the City of Zephyrhills, the City of Dade City, and the Town of St. Leo

File Number NI23-0430

Comm. Dist. 1

Recommendation Receive and File

N85 Acceptance of Utility Improvements and Maintenance Guarantee – CR Pasco Development Company, LLC and Mirada II Community Development District – Mirada Boulevard Teak Follow to Curley Road (PCU15-107.36)

File Number NI23-0569

Comm. Dist. 1

Recommendation Receive and File

N86 Acceptance of Utility Improvements and Maintenance Guarantee – Len-Angeline, LLC and North AR-1 of Pasco Community Development District – Angeline Agrihood Center (PCU19-104.08)

File Number NI23-0570

Comm. Dist. 4

Recommendation Receive and File

N87 Acceptance of Utility Improvements and Maintenance Guarantee – SDG South Acquisition, LLC and 29:11 County Line, LLC – Willow Reserve Offsite Water (PCU21-103.11)

File Number NI23-0571

Comm. Dist. 2

Recommendation Receive and File

N88 Acceptance of Utility Improvements and Maintenance Guarantee – SDG South Acquisition, LLC – Willow Reserve Onsite (PCU21-103.11)

File Number NI23-0572

Comm. Dist. 2

Recommendation Receive and File

- N89 Acceptance of Utility Improvements and Maintenance Guarantee –
Forestar (USA) Real Estate Group, Inc. and D.R. Horton, Inc. – Zephyr
Ridge Phase 2 (PCU04-172.09)
File Number NI23-0609
Comm. Dist. 1
Recommendation Receive and File
- N90 Acceptance of Utility Improvements and Maintenance Guarantee – Taylor
Morrison of Florida, Inc. – Esplanade at Wiregrass Ranch Phase 3
(PCU04- 148.123)
File Number NI23-0610
Comm. Dist. 2
Recommendation Receive and File
- N91 Release of Maintenance Guarantee – Pasco Ranch, Inc. – Cypress Creek
Town Center North Grand Cypress Drive Extension (PCU02-127.59)
File Number NI23-0611
Comm. Dist. 2
Recommendation Receive and File
- N92 Release of Maintenance Guarantee – CR Pasco Development Company,
LLC – Mirada Active Adult Phase 1 Kenton Road (PCU17-112.06)
File Number NI23-0612
Comm. Dist. 1
Recommendation Receive and File
- N93 Release of Maintenance Guarantee – Mattamy Tampa/Sarasota, LLC –
Hay Road Townhomes (PCU19-103.98)
File Number NI23-0613
Comm. Dist. 2
Recommendation Receive and File
- N94 Release of Maintenance Guarantee – CR Pasco Development Company,
LLC – Mirada Active Adult Phase 1C (PCU17-112.09)
File Number NI23-0614
Comm. Dist. 1
Recommendation Receive and File
- N95 Release of Maintenance Guarantee – AAA Storage HWY 52, LLC –
Sunchaser J (PCU16-103.27)
File Number NI23-0642
Comm. Dist. 2
Recommendation Receive and File

- N96 Release of Maintenance Guarantee – Mirada Community Development District – Mirada Active Adult Phase 2A-1 (PCU15-107.32)
File Number NI23-0643
Comm. Dist. 1
Recommendation Receive and File
- N97 Acceptance of Utility Improvements and Maintenance Guarantee – Pasco County Associates III, LLLP – Winding Ridge Phase 6 (PCU00-230.11)
File Number NI23-0644
Comm. Dist. 2
Recommendation Receive and File
- N98 Acceptance of Utility Improvements and Maintenance Guarantee – Jacob Cross Holdings, LLC – The Preserve at Gulf Trace Townhomes Phase 2 (PCU20-103.81)
File Number NI23-0645
Comm. Dist. 3
Recommendation Receive and File
- N99 Acceptance of Utility Improvements – Epperson North, LLC – Epperson North Lake House (PCU04-102.67)
File Number NI23-0646
Comm. Dist. 1
Recommendation Receive and File
- N100 Acceptance of Utility Improvements and Maintenance Guarantee – CKB Development, LLC – Promenade Business Centre North Roadways & Mass Grading (PCU02-209.37)
File Number NI23-0647
Comm. Dist. 1
Recommendation Receive and File
- N101 Release of Maintenance Guarantee – Mattamy Tampa/Sarasota, LLC – Long Lake Ranch Parcel C Phase 2B and 3 (PCU00-316.51)
File Number NI23-0648
Comm. Dist. 4
Recommendation Receive and File
- N102 Acceptance of Utility Improvements and Maintenance Guarantee – Mattamy Tampa/Sarasota, LLC – Hay Road Townhomes Phase II (PCU21-103.01)
File Number NI23-0649
Comm. Dist. 2
Recommendation Receive and File

- N103 AAR No 1 Fire Rescue Station No 20 - Blackwater Construction Services LLC - \$2,968.14 - January 25, 2023
File Number NI23-0675
Comm. Dist. All
Recommendation Receive and File
- N104 Notice to Proceed - Fire Rescue Station No 1 - Fleischman & Garcia Architects & Planners AIA PA - February 8, 2023
File Number NI23-0678
Comm. Dist. All
Recommendation Receive and File
- N105 Notice to Proceed - Fire Rescue Station No 18 - Erickson & Lindstrom Construction Co - February 2, 2023
File Number NI23-0679
Comm. Dist. All
Recommendation Receive and File
- N106 Notice to Proceed - Regency Park Library Renovations - Trias Construction - January 30, 2023
File Number NI23-0680
Comm. Dist. All
Recommendation Receive and File
- N107 Notice to Proceed - Veterinary Clinic & Administration Building Pre-Design & Schematic Phase - Furr Wegman & Banks Architects PA - February 7, 2023
File Number NI23-0681
Comm. Dist. All
Recommendation Receive and File
- N108 PSC-2023-0091-PAA- WU - Docket No 20210098-WU - A Utility Inc - Issued February 16, 2023
File Number NI23-0684
Comm. Dist. All
Recommendation Receive and File
- N109 PSC-2023-0098-CO- WS - Docket No 20220185-WS - Multiple Utility Companies - Issued February 23, 2023
File Number NI23-0685
Comm. Dist. All
Recommendation Receive and File

N110 Task Order PRNR23-004-VOPH Phase II ESA - Coastal Engineering, Inc.
File Number NI23-0686
Comm. Dist. 1
Recommendation Receive and File

Walk-Ons

There were none.

Post Meeting Materials

To view post meeting materials, click the following link:
<http://www.pascocountyfl.net/4449/Pasco-Agenda-and-Minutes>

Adjourn

The meeting adjourned at 5:27 p.m.

Prepared by: Meaghan Legnini, Records Clerk I, Board Records Division