

**County Commissioners**

Honorable Vice Chairman Ronald E. Oakley, District 1  
Honorable Seth Weightman, District 2  
Honorable Kathryn Starkey, District 3  
Honorable Gary Bradford, District 4  
Honorable Chairman Jack Mariano, District 5

**Clerk & Comptroller**

Honorable Nikki Alvarez-Sowles, Esq.

**County Administrator**

Mike Carballa, P.E.

**County Attorney**

Jeffrey N. Steinsnyder, Esq.

# Pasco County Commission Agenda

## Tuesday, August 22, 2023

### 10:00 AM



West Pasco Government Center, Board Room, 1st Floor  
8731 Citizens Drive, New Port Richey, Florida 34654

This meeting will be broadcast live on the [County's website](#), [YouTube channel](#), and Frontier Channel 42 and Spectrum Channel 643 (only for residents living in Pasco County).

**Please silence all electronic devices.**

- 10:00 a.m. - **Public Comment.** All resolutions will be presented after Public Comment.
- **Consent and Regular**
- 12:00 p.m. - Recess
- 1:30 p.m. - **Public Hearings.** Following the Public Hearings, the County Commission will complete any unfinished items from the 10:00 a.m. session.

The County Commission Agenda comprises four sections:

**Public Comment** is the section when individuals can comment on matters that the Board has before it for consideration. Everyone is limited to three minutes for such comments. A 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 Starkey**

- RS1 (11:00 a.m. Time Certain) A Resolution By The Board Of County Commissioners Of Pasco County, Florida, Commending Mike Napier For 11 Years Of Dedicated Service To Pasco County And Congratulating Him On His Retirement
- File Number** CAO23-5155  
**Comm. Dist.** All  
**Recommendation** Approve

### **Commissioners Items - Chairman Mariano**

- RS2 A Resolution By The Board Of County Commissioners Of Pasco County, Florida, Declaring August 31st, 2023, As International Overdose Awareness Day In Pasco County
- File Number** CAO23-5157  
**Comm. Dist.** All  
**Recommendation** Approve

## Consent

### **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** CO23-0183  
**Comm. Dist.** All  
**Recommendation** Approve

### **Constitutional Officers - Clerk - Minutes Approval**

- C4 Board of County Commissioners Regular Meeting/Rezoning - May 23, 2023
- File Number** CO23-0180  
**Comm. Dist.** All  
**Recommendation** Approve
- C5 Board of County Commissioners Regular Meeting/Rezoning - June 6, 2023
- File Number** CO23-0181  
**Comm. Dist.** All  
**Recommendation** Approve
- C6 Board of County Commissioners Regular Meeting/Rezoning - June 20, 2023
- File Number** CO23-0182  
**Comm. Dist.** All  
**Recommendation** Approve

### **Legislative/Administrative - County Administrator**

- C7 Commission on the Status of Women – Denise Nicholas - Appointment of Nomination - No Funding Required  
**File Number** CA23-5021  
**Comm. Dist.** All  
**Recommendation** Approve
- C8 Interlocal Agreement – Pasco County, City of Port Richey, Port Richey Community Redevelopment Agency – Addressing State Auditor's Findings – No Funding Required  
**File Number** CA23-5019  
**Comm. Dist.** 4, 5  
**Recommendation** Approve

**Legislative/Administrative - County Attorney**

- C9 A Proposed Offer of Judgment in the Amount of \$187,500.00 from Pasco County to the Plaintiffs in R.L. Dreher Construction, Inc. and The Holiday Travel Park v. Pasco County, Case No.: 51-2013-CA-002736-WS  
**File Number** CAO23-3106  
**Comm. Dist.** All  
**Recommendation** Approve
- C10 First Amendment To Billboard Relocation And Reconstruction Agreement  
**File Number** CAO23-2705  
**Comm. Dist.** All  
**Recommendation** Approve
- C11 A Resolution By The Board of County Commissioners of Pasco County, Florida, Disbanding the Airport Zoning Commission  
**File Number** CAO23-2706  
**Comm. Dist.** All  
**Recommendation** Approve

**Development Services - Building Construction Services**

- C12 Approve Waiver of PCCB 2011-054 Lien – Lisa Cunningham – Parcel ID 23-24-16-0070-00000-0280 (8212, 8216, and 8220 Krag Drive), Hudson – No Funding Required  
**File Number** BCS23-0253  
**Comm. Dist.** 5  
**Recommendation** Approve

**Development Services - Office of Economic Growth**

- C13 Amended and Restated Loan Agreement – The Point Distillery, LLC - \$239,581.96  
**File Number** OEG23-1071  
**Comm. Dist.** 5  
**Recommendation** Approve

- C14 First Amendment to Economic Incentive Agreement – H. Lee Moffitt Cancer Center and Research Institute, Inc. – Modification of Scope of Work – No Additional Funding Required  
**File Number** OEG23-1085  
**Comm. Dist.** 3  
**Recommendation** Approve
- C15 Reimbursement Agreement for State of Florida Infrastructure Funding - H. Lee Moffitt Cancer Center and Research Institute, Inc. - Scope of Work and State Reporting - \$77,000,000.00  
**File Number** OEG23-1087  
**Comm. Dist.** 3  
**Recommendation** Approve
- C16 State Financial Assistance Agreement – State of Florida, Department of Transportation – Infrastructure Funding – \$106,000,000.00  
**File Number** OEG23-1088  
**Comm. Dist.** 3  
**Recommendation** Approve
- Internal Services - Facilities Management**
- C17 Accept Drainage Easement – Bay Street Homes, LLC – Sea Pines Flood Abatement Project – No Funding Required  
**File Number** FAC23-0168  
**Comm. Dist.** 5  
**Recommendation** Approve
- C18 Request to Declare Surplus Real Property – Vacant Land Located on Rockingham Lane, Shady Hills – No Funding Required  
**File Number** FAC23-0176  
**Comm. Dist.** 5  
**Recommendation** Approve
- C19 Accept Amended Drainage Easement Agreement – Meritage Homes of Florida, Inc. – Bristol Meadows – No Funding Required  
**File Number** FAC23-0184  
**Comm. Dist.** 1  
**Recommendation** Approve
- C20 Request to Declare Surplus Real Property – 7039 Terrace Drive, Hudson – No Funding Required  
**File Number** FAC23-0207  
**Comm. Dist.** 5  
**Recommendation** Approve
- C21 First Amendment to Lease - Arts In Motion Community Youth Theatre/Arts Education, Inc. - Former IT/Data Building, Dade City - No Funding Required

**File Number** FAC23-0210  
**Comm. Dist.** 1  
**Recommendation** Approve

- C22 Accept Deed and Adopt Resolution Cancelling Taxes – Citrico Alliance LLC – Ross Lane – No Funding Required

**File Number** FAC23-0220  
**Comm. Dist.** 4  
**Recommendation** Approve

- C23 Resolution Canceling Taxes - Lot 311 Sea Pines Unit Seven Unrecorded Plat, Hudson - Sea Pines Neighborhood Flood Abatement Project - No Funding Required

**File Number** FAC23-0229  
**Comm. Dist.** 5  
**Recommendation** Approve

**Internal Services - Fleet Management**

- C24 Classification and Disposal of Surplus Property – IAS Family, Inc. D.B.A. Insight Auctioneers & Sales – Auction Services – No Funding Required

**File Number** FM23-0030  
**Comm. Dist.** All  
**Recommendation** Approve

- C25 Cooperative Purchase – Orlando Freightliner, Inc. – Freightliner M2-106 Trucks – \$1,723,995.00

**File Number** FM23-0031  
**Comm. Dist.** All  
**Recommendation** Approve

**Internal Services - Human Resources**

- C26 Second Amendment and Additional Purchasing Authority to the Agreement for Health Risk Management Services – Healthstat Wellness Inc. - \$950,000.00

**File Number** HR23-0360  
**Comm. Dist.** All  
**Recommendation** Approve

**Internal Services - Information Technology**

- C27 Approve Sole Source Purchase – Revize, LLC – Web Services – \$156,000.00

**File Number** IT23-0056  
**Comm. Dist.** All  
**Recommendation** Approve

- C28 Award of Invitation to Negotiate – ITN-CA-22-040 – New Cingular Wireless PCS, LLC – Lease of Wesley Chapel Tower Space – Revenue to the County

**File Number** IT23-0063  
**Comm. Dist.** All

**Recommendation** Approve

**Internal Services - Office of Management and Budget**

- C29 Exempt Purchase - Carahsoft Technology Corp. - Budgeting, Planning, and Citizen Services Modules - \$209,104.69  
**File Number** OMB23-0033  
**Comm. Dist.** All  
**Recommendation** Approve
- C30 Request for Expenditure from the Federal Forfeiture Fund – Sheriff – Reimburse Pasco Sheriff's Office for Third Quarter Fiscal Year 2023 Match Portion of the COPS Grant – \$119,982.40  
**File Number** OMB23-0038  
**Comm. Dist.** All  
**Recommendation** Approve
- C31 Grant Award – Florida Department of Law Enforcement – Office of Criminal Justice Grants – Pasco Sheriff's Office – Project Safe Neighborhoods – CFDA #16.609 – No Funding Required  
**File Number** OMB23-0040  
**Comm. Dist.** All  
**Recommendation** Approve
- C32 A Resolution of the Board of County Commissioners of Pasco County, Florida, Amending Resolution No. 12-248, Exhibit A, Pertaining to the 2015 Penny For Pasco, and Authorizing the Use of the Penny For Pasco Proceeds to Provide for the Design and Construction of a New Fire Rescue Logistics Building and Additional Transportation Infrastructure Projects - Budget Amendment – Transfer Within the Penny Transportation Infrastructure Fund from Reserve Future Capital to Multiple Capital Projects – \$9,808,000.00  
**File Number** OMB23-0041  
**Comm. Dist.** All  
**Recommendation** Approve
- C33 Pursue a Not-to-Exceed Loan of \$12,000,000.00 to Complete the Design, Permitting, Construction, and Equipping of Sports Fields and Other Improvements at Wiregrass Ranch Sports Campus – Office of Management and Budget – No Funding Required  
**File Number** OMB23-0042  
**Comm. Dist.** 4  
**Recommendation** Approve

**Internal Services - Purchasing**

- C34 Updated Authorization to Shortlist and Delegate Negotiation and Execution of Agreements to County Administrator for RSQ-LK-23-0024 – Resilient Pasco Project – \$425,510.00  
**File Number** PU23-0047

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

**Public Infrastructure - Engineering Services**

- C35 Recording of Plat with a Performance Guarantee – Boos-Woodsdale, LLC –  
Towns at Woodsdale Phase 2 – No Funding Required  
**File Number** SA23-0061  
**Comm. Dist.** 1  
**Recommendation** Approve
- C36 Resolution to Revise the Speed Limit – Little Road – Speed Limit Revision –  
\$1,000.00  
**File Number** TR23-0145  
**Comm. Dist.** 4  
**Recommendation** Approve
- C37 Resolution to Revise the Speed Limit – Morris Bridge Road – Speed Limit  
Revision – \$2,000.00  
**File Number** TR23-0150  
**Comm. Dist.** 1, 2  
**Recommendation** Approve
- C38 Resolution to Revise the Speed Limit – Chancey Road – Speed Limit Revision  
– \$1,000.00  
**File Number** TR23-0153  
**Comm. Dist.** 1  
**Recommendation** Approve

**Public Infrastructure - Fiscal and Business Administration**

- C39 Sole Source Purchase – Badger Meter, Inc. – Mobile Service Units, Mobile  
Licenses, Cellular Units, and Mobile User Annual Licenses – \$4,000,000.00  
**File Number** PIFBA23-0384  
**Comm. Dist.** All  
**Recommendation** Approve
- C40 Award of Bid No. IFB-RH-23-109 – Core & Main LP – As Needed Alpha Fittings  
and Max Adaptors – Multi-Year Award – \$450,000.00  
**File Number** PIFBA23-0403  
**Comm. Dist.** All  
**Recommendation** Approve

**Public Infrastructure - Public Works**

- C41 Piggyback Agreement and Task Order No. SMO23-051 – AECOM Technical  
Services, Inc. – Miscellaneous Professional Services for Architectural  
Landscape Design – \$201,948.00  
**File Number** PW23-0094  
**Comm. Dist.** 3, 4



**Recommendation** Approve

C42 Task Order No. SMO23-058 – Professional Service Industries, Inc. – Professional Geotechnical and Material Testing Services – \$850,000.00

**File Number** PW23-0107

**Comm. Dist.** All

**Recommendation** Approve

C43 Railroad Crossing Maintenance Reimbursement – CSX Transportation, Inc. – Annual Maintenance Costs for Grade Crossing of Automatic Traffic Control Devices – \$150,000.00

**File Number** PW23-0110

**Comm. Dist.** All

**Recommendation** Approve

**Public Infrastructure - Solid Waste**

C44 Additional Purchasing Authority – Covanta Energy, LLC – Service Fee and Pass-Through Costs – \$1,100,000.00

**File Number** SW23-0415

**Comm. Dist.** All

**Recommendation** Approve

**Public Infrastructure - Utilities**

C45 Exempt Purchase – Intergraph Corporation-CAD Systems d/b/a Hexagon Asset Lifecycle Intelligence – Hexagon Enterprise Asset Management – \$110,046.00

**File Number** UTOM23-0359

**Comm. Dist.** All

**Recommendation** Approve

C46 Exempt Purchase – Hudson Pump & Equipment, a Division of Tencarva Machinery Company, LLC – Barnes Pumps and Replacement Parts – \$330,000.00

**File Number** UTOM23-0376

**Comm. Dist.** All

**Recommendation** Approve

C47 Exempt Purchase – Barney's Pumps, Inc. – Hydromatic Pumps and Replacement Parts – \$330,000.00

**File Number** UTOM23-0380

**Comm. Dist.** All

**Recommendation** Approve

C48 Sole Source Purchase – Polydyne Inc. – Clarifloc for Biosolids Dewatering Process – \$299,250.00

**File Number** UTOM23-0383

**Comm. Dist.** All

**Recommendation** Approve

**Public Safety - Fire Rescue**

- C49 Additional Purchase Authority – Design Lab, Inc. – Supply, Sizing, and Customization of Work and Dress Uniforms – \$499,691.00

**File Number** FR23-1938

**Comm. Dist.** All

**Recommendation** Approve

**Public Services - Community Development**

- C50 Local Government Verification of Contribution – Florida Housing Finance Corporation – State Housing Initiative Partnership Program, CSFA 40.901; HOME Investment Partnerships Program, CFDA 14.239 – \$460,000.00

**File Number** CD23-0175

**Comm. Dist.** All

**Recommendation** Approve

- C51 Project Approval and Funding Subrecipient Agreement – Society of St. Vincent de Paul South Pinellas, Inc. – HOME Investment Partnerships, CFDA No. 14.239; HOME American Rescue Plan Act of 2021 (HOME-ARP) Funds and Emergency Rental Assistance II (ERA2) Program – No Funding Required

**File Number** CD23-0179

**Comm. Dist.** All

**Recommendation** Approve

**Public Services - Community Services**

- C52 Agreement – Area Agency on Aging of Pasco Pinellas, Inc. – Community Care for the Elderly Lead Agency Designation for Pasco County – No Funding Required

**File Number** SS23-0016

**Comm. Dist.** All

**Recommendation** Approve

**Public Services - Libraries**

- C53 Exempt Purchase – Various Vendors – Library Books, Resource Subscriptions, and Related Items – \$880,000.00

**File Number** LI23-0015

**Comm. Dist.** All

**Recommendation** Approve

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

- C54 Change Order No. 3 to Task Order No. PRNR21-002 – Land & Water Engineering Science, Inc. – Rocky Creek/Key Vista Task Order Extension – No Funding Required

**File Number** PRN23-0168

**Comm. Dist.** 3

**Recommendation** Approve

**Public Services - Public Transportation**

- C55 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** PT23-0026

**Comm. Dist.** All

**Recommendation** Approve

**Regular**

**District Five - Commissioner Mariano**

- R56 (11:15 a.m. Time Certain) Presentation - Pasco Economic Development Council - Quarterly Update - No Funding Required

**File Number** BCCA23-0104

**Comm. Dist.** All

**Recommendation** Presentation Only

**Miscellaneous Business - District One - Commissioner Oakley**

**Miscellaneous Business - District Two - Commissioner Weightman**

**Miscellaneous Business - District Three - Commissioner Starkey**

**Miscellaneous Business - District Four - Commissioner Bradford**

**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.**

- P57 An Ordinance By The Pasco County Board Of County Commissioners Readopting Ordinance No. 22-61, Which Amended Chapter 114, Section 114-41 Of The Pasco County Code Of Ordinances Creating A Minimum Wake Zone Within The Unincorporated Area Of Pasco County In And Around The Gulf Island Lagoon; Providing For Repealer, Severability, And An Effective Date.

**File Number** CAO23-3107

**Comm. Dist.** All

**Recommendation** Approve

- P58 An Ordinance Amending The Pasco County Comprehensive Plan; Providing For Small-Scale Comprehensive Plan Amendment To The Future Land Use Map (Map 2-15 And Sheet 17) From RES-6 (Residential-6 Du/Ga) To RES-24 (Residential-24 Du/Ga) On Approximately 17.871 Acres Of Real Property

Located North Of Anclote Boulevard And East Of Sweetbriar Drive; And Providing For Additional Text Amendments As Necessary For Internal Consistency; Providing For A Repealer, Severability, And An Effective Date.

**File Number** PDD23-0190

**Comm. Dist.** 3

**Recommendation** Approve

- P59 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-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

- P60 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 4) From RES-1 (Residential-1 Du/Ga) To COM (Commercial) On Approximately 1.30 Acres Of Real Property Located On The West Side Of Shady Hills Road Approximately 635 Feet South Of Bosley Drive; And Providing For Additional Text Amendments As Necessary For Internal Consistency; Providing For A Repealer, Severability, And An Effective Date.

**File Number** PDD23-0326

**Comm. Dist.** 5

**Recommendation** Approve

- P61 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 3) From RES-6 (Residential-6 Du/Ga) To RES-24 (Residential-24 Du/Ga) On Approximately 19.98 Acres Of Real Property Located On The West Side Of Lakeshore Boulevard; And A Text Amendment Creating Subarea Policy FLU 7.1.73 Bayonet Gardens; And A Map Amendment To The Future Land Use Map 2-9 Adding Subarea Map 2-9 (73) Bayonet Gardens; And Providing For Additional Text Amendments As Necessary For Internal Consistency; Providing For A Repealer, Severability, And An Effective Date.

**File Number** PDD23-0335

**Comm. Dist.** 5

**Recommendation** Approve

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

- P62 Zoning Amendment (Withdrawn) – Nguyen Thien – Change in Zoning from an R-1 Rural Density Residential District to an R-3 Medium Density Residential District– West Central Pasco County – South Side of Lacey Drive, Approximately 150 Feet East of Randee Road – Containing Approximately

12.00 Acres

**File Number** PDD23-7713

**Comm. Dist.** 4

**Recommendation** Withdraw

- P63 Construction and Demolition Debris Disposal Facility Operating Permit and Conditional Use Amendment Request (Continuance) – Coastal Landfill Disposal of Florida, LLC – Northwest Pasco County – At the End of Houston Avenue, Approximately Two Miles East of US 19 – Containing Approximately 128.72 Acres

**File Number** PDD23-CU21

**Comm. Dist.** 5

**Recommendation** Continuance Requested

- P64 Zoning Amendment (Continuance) - Greenfield/Del Webb River Reserve MPUD - Parkway Hills LLC - A Petition for a Rezoning from MPUD Master Planned Unit Development District to MPUD Master Planned Unit Development District to Allow for the Development of 21,000 SF Office, 32,000 SF Commercial/Retail, 160,000 SF Light Industrial, 40 Townhomes, 435 Multi-Family Units, and 730 Age Restricted Single Family Detached and Attached Units on Approximately 557.46 Acres

**File Number** PDD23-7662

**Comm. Dist.** 5

**Recommendation** Continuance Requested

- P65 Zoning Amendment (Continuance) – Rogers Flooring Inc. – Change in Zoning from an A-C Agricultural District to an AR-1 Agricultural-Residential District – Northwest Pasco County – East Side of Family Trail, Approximately One Half Mile North of Hudson Avenue – Containing Approximately 10.00 Acres

**File Number** PDD23-7692

**Comm. Dist.** 5

**Recommendation** Continuance Requested

- P66 Site Development (Continuance) – Little & Ross Commercial Phase 1 – Review a Preliminary Site Plan, Construction Plan, and Stormwater Management Plan and Report Request – West Central Pasco County – Northeast of the Intersection of Little Road and Ross Lane – Containing Approximately 3.92 Acres

**File Number** PDD23-0451

**Comm. Dist.** 4

**Recommendation** Continuance Requested

- P67 Site Development (Continuance) – Little Road Landings Commercial PDP – Review a Preliminary Development Plan (PDP) Request – West Central Pasco County – Northeast of the Intersection of Little Road and Ross Lane – Containing Approximately 13.04 Acres

**File Number** PDD23-0469

**Comm. Dist.** 4

**Recommendation** Continuance Requested

- P68 Conditional Use Request (Consent) – Homeelite LLC & Priya Properties LLC/Urban 54 Estates – Conditional Use for Multiple-Family Dwellings in a C-2 General Commercial District – South Central Pasco County – North Side of State Road 54 Approximately 1,325 Feet West of Lakepointe Parkway – Containing Approximately 13.381 Acres  
**File Number** PDD23-CU03  
**Comm. Dist.** 3  
**Recommendation** Approval with Conditions
- P69 Zoning Amendment (Consent) – RBR Properties of West Florida LLC/RBR Properties – Change in Zoning from an R-1 Rural Density Residential District and C-2 General Commercial District to an I-1 Light Industrial Park District – West Central Pasco County – End of Davis Lane, Approximately 245 Feet East of Giddens Road – Containing Approximately 11.02 Acres  
**File Number** PDD23-7705  
**Comm. Dist.** 5  
**Recommendation** Approve
- P70 Zoning Amendment (Consent) – Columns at Bear Creek MPUD Master Planned Unit Development Substantial Modification – 52 Associates, LLC and 52 Associates Phase Two LLC, – A Substantial Modification to the Columns at Bear Creek MPUD to Allow an Additional 168 Multi-Family Units  
**File Number** PDD23-7716  
**Comm. Dist.** 5  
**Recommendation** Approval with Conditions
- P71 Zoning Amendment (Consent) – Charles P Casson Rev TR & GTC LLLP – Change in Zoning from an R-1MH Single-Family/Mobile Home District to a C-2 General Commercial District – West Central Pasco County – Northwest Corner of Little Road and Blueberry Drive – Containing Approximately 0.37 Acre  
**File Number** PDD23-7724  
**Comm. Dist.** 4  
**Recommendation** Approve
- P72 Zoning Amendment (Consent) – Decubellis and Little MPUD Master Planned Unit Development– Little Gene D, Little Terry W, Little Peter A – A Rezoning from a C-2 General Commercial District, E-R Estate Residential District and an A-C Agricultural District to an MPUD Master Planned Unit Development District to Allow the Development of a Maximum of 384 Multi-family Units and 21,000 Square Feet of Commercial/Retail on Approximately 17.99 Acres  
**File Number** PDD23-7667  
**Comm. Dist.** 4  
**Recommendation** Approval with Conditions
- P73 Petition to Vacate Portion of Platted Drainage Easement - 7515 Laurel Oak Court, Port Richey - Douglas Jones and Amanda Jones - No Funding Required

**File Number** FAC23-0155  
**Comm. Dist.** 4  
**Recommendation** Approve

- P74 Public Comment Regarding the Proposed Use of the Fiscal Year 2023 Edward Byrne Memorial Justice Assistance Grant (JAG) Program – Pasco Sheriff's Office – CFDA # 16.738

**File Number** OMB23-0036  
**Comm. Dist.** All  
**Recommendation** Other

- P75 Zoning Amendment (Regular) – Mitchell Ranch East Mixed-Use MPUD Master Planned Unit Development – Mitchell Ranch Partnership, Ltd. And Breazeale, Ltd. – A Rezoning Request from a C-2 General Commercial and A-C Agricultural Zoning Districts to an MPUD Master Planned Unit Development to Allow the Development of a Maximum of 322,000 Square Feet of Commercial/Retail, 100,000 Square Feet of Medical Office, 260 Senior Apartment Units, and 400 Multi-family Units and Associated Infrastructure on approximately 192.66 Acres.

**File Number** PDD23-7590  
**Comm. Dist.** 3  
**Recommendation** Approval with Conditions

- P76 Zoning Amendment (Regular) – Dominion Anclote MPUD Master Planned Unit Development – District School Board of Pasco County – A Rezoning Request from an MPUD Master Planned Unit Development to an MPUD Master Planned Unit Development District to Allow for the Maximum Development of 228 Multi-Family Dwelling Units

**File Number** PDD23-7703  
**Comm. Dist.** 3  
**Recommendation** Approval with Conditions

- P77 Comprehensive Plan Amendment (Regular) - CPA22(04) Seven Diamonds Commerce Park PD - Providing for Transmittal of a Comprehensive Plan Amendment to the Future Land Use Map (Map 2-15 and Sheet 05) from RES-1 (Residential-1 Du/Ga) to PD (Planned Development) on Approximately 188.7 Acres of Real Property Located East of U.S. Highway 41, South of Seven Oak Trail, North of Alabama Road; and a Text Amendment Creating Subarea Policy FLU 7.1.67 – Seven Diamonds Commerce Park PD; and a Map Amendment to the Future Land Use Map 2-9 Adding Subarea Map 2-9(67) Seven Diamonds Commerce Park PD

**File Number** PDD23-0492  
**Comm. Dist.** 1  
**Recommendation** Approve

## Noted Items

### Agendas and Minutes

- N78      Agenda & Minutes - Pasco County Commission on Human Trafficking -  
Disrupting Vulnerabilities Work Group Meeting of March 22, 2023  
**File Number**            NI23-0803  
**Comm. Dist.**            All  
**Recommendation**    Receive and File
- N79      Agenda & Minutes - Pasco County Commission on Human Trafficking -  
Disrupting Vulnerabilities Work Group Meeting of April 12, 2023  
**File Number**            NI23-0804  
**Comm. Dist.**            All  
**Recommendation**    Receive and File
- N80      Agenda & Minutes - Pasco County Commission on Human Trafficking -  
Disrupting Vulnerabilities Work Group Meeting of May 17, 2023  
**File Number**            NI23-0805  
**Comm. Dist.**            All  
**Recommendation**    Receive and File
- N81      Agenda & Minutes - Pasco County Commission on Human Trafficking -  
Disrupting Vulnerabilities Work Group Meeting of June 21, 2023  
**File Number**            NI23-0806  
**Comm. Dist.**            All  
**Recommendation**    Receive and File
- N82      Agenda & Minutes - Pasco County Commission on Human Trafficking -  
Meeting of April 12, 2023  
**File Number**            NI23-0807  
**Comm. Dist.**            All  
**Recommendation**    Receive and File
- N83      Agenda & Minutes - Pasco County Commission Human Trafficking - Meeting of  
May 17, 2023  
**File Number**            NI23-0808  
**Comm. Dist.**            All  
**Recommendation**    Receive and File
- N84      Agenda & Minutes - Pasco County Commission on Human Trafficking -  
Meeting of June 21, 2023  
**File Number**            NI23-0809  
**Comm. Dist.**            All  
**Recommendation**    Receive and File
- N85      Gulf Harbors Advisory Board Meeting Minutes - April 11, 2023  
**File Number**            NI23-0964  
**Comm. Dist.**            3  
**Recommendation**    Receive and File
- N86      Gulf Harbors Advisory Board Meeting Minutes - April 25, 2023



- File Number** NI23-0965  
**Comm. Dist.** 3  
**Recommendation** Receive and File
- N87 Gulf Harbors Advisory Committee Board - Meeting Minutes - May 23, 2023  
**File Number** NI23-0988  
**Comm. Dist.** 3  
**Recommendation** Receive and File
- N88 Housing Finance Authority (HFA) Meeting Minutes - February 6, 2023  
**File Number** NI23-1046  
**Comm. Dist.** All  
**Recommendation** Receive and File
- N89 Housing Finance Authority (HFA) Meeting Minutes - March 15, 2023  
**File Number** NI23-1047  
**Comm. Dist.** All  
**Recommendation** Receive and File
- N90 Housing Finance Authority (HFA) Meeting Minutes - June 8, 2023  
**File Number** NI23-1048  
**Comm. Dist.** All  
**Recommendation** Receive and File
- N91 Opioid Task Force (OTF) Meeting Minutes - March 27, 2023  
**File Number** NI23-1049  
**Comm. Dist.** All  
**Recommendation** Receive and File
- N92 Planning Commission (PC) Minutes - June 8, 2023  
**File Number** NI23-1050  
**Comm. Dist.** All  
**Recommendation** Receive and File
- N93 Transportation Disadvantaged Local Coordinating Board (TDLCB) Meeting Minutes – February 23, 2023  
**File Number** NI23-1051  
**Comm. Dist.** All  
**Recommendation** Receive and File
- N94 Meadow Pointe CDD - Annual Financial Audit Report Fiscal Year Ended September 30, 2022 - Letter Dated July 7, 2023  
**File Number** NI23-1054  
**Comm. Dist.** All  
**Recommendation** Receive and File
- N95 Mitchell Ranch CDD - Annual Financial Audit Report Fiscal Year Ended September 30, 2022 - Letter Dated July 7, 2023

- |  |                       |                  |
|--|-----------------------|------------------|
|  | <b>File Number</b>    | NI23-1055        |
|  | <b>Comm. Dist.</b>    | All              |
|  | <b>Recommendation</b> | Receive and File |
- N96      Proposed FY 2023-2024 Budget - Asturia CDD - Proposed FY 2023-2024 Budget - Dated August 1, 2023
- |  |                       |                  |
|--|-----------------------|------------------|
|  | <b>File Number</b>    | NI23-1066        |
|  | <b>Comm. Dist.</b>    | All              |
|  | <b>Recommendation</b> | Receive and File |
- N97      Proposed FY 2023-2024 Budget - Asturia CDD - Approved FY 2023-2024 Schedule - Dated August 1, 2023
- |  |                       |                  |
|--|-----------------------|------------------|
|  | <b>File Number</b>    | NI23-1067        |
|  | <b>Comm. Dist.</b>    | All              |
|  | <b>Recommendation</b> | Receive and File |
- N98      Minutes of Meeting - Meadow Pointe CDD - March 16, 2023 - Letter Date August 3, 2023
- |  |                       |                  |
|--|-----------------------|------------------|
|  | <b>File Number</b>    | NI23-1068        |
|  | <b>Comm. Dist.</b>    | All              |
|  | <b>Recommendation</b> | Receive and File |
- N99      The Preserve at Wilderness Lake CDD - Resolution 2023-07 - Adopting Proposed FY 2023-2024 Budget - Letter Date August 10, 2023
- |  |                       |                  |
|--|-----------------------|------------------|
|  | <b>File Number</b>    | NI23-1069        |
|  | <b>Comm. Dist.</b>    | All              |
|  | <b>Recommendation</b> | Receive and File |
- N100      The Preserve at Wilderness Lake CDD - Resolution 2023-09 - Approved FY 2023-2024 Meeting Schedule - Letter Date August 10, 2023
- |  |                       |                  |
|--|-----------------------|------------------|
|  | <b>File Number</b>    | NI23-1070        |
|  | <b>Comm. Dist.</b>    | All              |
|  | <b>Recommendation</b> | Receive and File |
- Miscellaneous**
- N101      ANNEX 22-12 Blue Triton, Zephyrhills Voluntary Annexation
- |  |                       |                  |
|--|-----------------------|------------------|
|  | <b>File Number</b>    | NI23-0431        |
|  | <b>Comm. Dist.</b>    | 1                |
|  | <b>Recommendation</b> | Receive and File |
- N102      Release of Maintenance Guarantee – Union Park East Community Development District – Union Park Phase 7C & Oldwoods Avenue Phase 4B (PCU07-261.23)
- |  |                       |                  |
|--|-----------------------|------------------|
|  | <b>File Number</b>    | NI23-0961        |
|  | <b>Comm. Dist.</b>    | 2                |
|  | <b>Recommendation</b> | Receive and File |

- N103 Release of Maintenance Guarantee – LBD Wesley Chapel, LLC – Charleston at Wesley Chapel Apartments (PCU14-110.01)  
**File Number** NI23-0962  
**Comm. Dist.** 2  
**Recommendation** Receive and File
- N104 Task Order No. 1-23 – Florida Design Consultants, Inc. – Little Road Gas Station Force Main Replacement (PCU23-015.00)  
**File Number** NI23-0989  
**Comm. Dist.** All  
**Recommendation** Receive and File
- N105 Release of Maintenance Guarantee – Union Park East Community Development District – Union Park Phase 7B (PCU07-261.22)  
**File Number** NI23-1026  
**Comm. Dist.** 2  
**Recommendation** Receive and File
- N106 Release of Maintenance Guarantee – M/I Homes of Tampa, LLC – Talavera Phase 1D (PCU03-245.21)  
**File Number** NI23-1027  
**Comm. Dist.** 5  
**Recommendation** Receive and File
- N107 Acceptance of Utility Improvements and Maintenance Guarantee – Mattamy Tampa/Sarasota, LLC – Twin Creeks at Chapel Crossings (PCU12-111.09)  
**File Number** NI23-1028  
**Comm. Dist.** 1  
**Recommendation** Receive and File
- N108 Acceptance of Utility Improvements and Maintenance Guarantee – AMH Siena Cove Development, LLC – Siena Cove (PCU96-106.05)  
**File Number** NI23-1029  
**Comm. Dist.** 2  
**Recommendation** Receive and File
- N109 Acceptance of Utility Improvements and Maintenance Guarantee – Forestar USA Real Estate Group, Inc. and Avalon Park West Community Development District – Avalon Park West North Phase 3 (PCU98-165.31)  
**File Number** NI23-1030  
**Comm. Dist.** 1  
**Recommendation** Receive and File
- N110 FAC23-1075 - AAR No 6 - Resource Recovery Admin Building - Bandes Construction Company Inc - \$77,394.50 - 06-26-2023  
**File Number** NI23-1052  
**Comm. Dist.** All

- Recommendation** Receive and File
- N111 FAC23-1081 - AAR No 2 - Citizen Center Interior Renovations - Charles Perry Partners Inc - \$86,178.97 - 06-27-2023  
**File Number** NI23-1053  
**Comm. Dist.** All  
**Recommendation** Receive and File
- N112 Notice to Proceed - FAC23-0108 - West Pasco Government Center - 2nd Floor Renovations - Task Order No FM23-016 - Williamson Dacar Associates - 05-18-2023  
**File Number** NI23-1056  
**Comm. Dist.** All  
**Recommendation** Receive and File
- N113 PSC-2023-0203-CO-WU - Docket No 20210098-WU - A Utility Inc - Issued July 19, 2023  
**File Number** NI23-1057  
**Comm. Dist.** All  
**Recommendation** Receive and File
- N114 PSC-2023-0208-CO-EQ - Docket No 20230044-EQ - Duke Energy Florida LLC - Issued July 24, 2023  
**File Number** NI23-1058  
**Comm. Dist.** All  
**Recommendation** Receive and File
- N115 PSC-2023-0210-CO-EI - Docket No 20220202-EI - Duke Energy Florida LLC - Issued July 24, 2023  
**File Number** NI23-1059  
**Comm. Dist.** All  
**Recommendation** Receive and File
- N116 PSC-2023-0211-TRF-EI - Docket No 20230042-EI - Tampa Electric Company - Issued July 25, 2023  
**File Number** NI23-1060  
**Comm. Dist.**  
**Recommendation** Receive and File
- N117 PSC-2023-0213-CO-WS - Docket No 20220185-WS - Various Utility Companies - Issued July 25, 2023  
**File Number** NI23-1061  
**Comm. Dist.** All  
**Recommendation** Receive and File
- N118 PSC-2023-0214-PCO-EI - Docket No 20230072-EI - Tampa Electric Company - Issued July 26, 2023  
**File Number** NI23-1062

|                       |                  |
|-----------------------|------------------|
| <b>Comm. Dist.</b>    | All              |
| <b>Recommendation</b> | Receive and File |

**Addendum**

**Walk-Ons**

**Post Meeting Materials**

**Adjourn**