

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

ANNOTATED AGENDA

AUGUST 22, 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
Clerk & Comptroller	Honorable Nikki Alvarez-Sowles, Esq. Rep by: Ms. Heather Grimes, Chief Administrative Officer
County Administrator	Mike Carballa, P.E.
County Attorney	Jeffrey N. Steinsnyder, Esq. Rep by: David Goldstein, Chief Assistant County Attorney

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Call to Order

Chairman Mariano called the meeting to order at 10:06 a.m.

Invocation
Pledge of Allegiance

Ms. Grimes gave the Invocation and led the Pledge of Allegiance to the Flag.

Roll Call

Ms. Grimes called the roll. All Commissioners were present with Commissioner Bradford attending the meeting virtually.

Public Comment

Citizens are given an opportunity to comment on items listed on the Agenda by participating via WebEx during the meeting or attending in person. A WebEx pre-registration process can be found on the Public Comment Options page and must be completed to participate.

Citizens may also comment on items listed on the Agenda in person inside the Board Room. The Board will take Public Comment on items on this agenda. It is requested that when you address the Board, that comments are not directed personally against a commissioner or team member, but rather directed at the issues. This provides mutual respect between the board members and the public.

Ms. Dawn Shurley requested a variance request fee be waived to help her 6 foot fence remain on a corner lot. She spoke regarding traffic and safety concerns in her neighborhood, fence requirements in the Code, the mission of the Code Compliance Division, and the need for the Code to be updated.

Commissioner Starkey noted that she was in support of her request, and that there was a need for permits.

Mr. Goldstein noted that they could only waive fees and that Ms. Shurley needed to apply for a variance to the Planning Commission.

Approved the waiver of the fees by roll call vote.

Chairman Mariano asked Mr. Robert Marin to address the Code at another meeting, so they were able to make it uniform to align with the agencies.

Ms. Wendy Nash spoke regarding the installation of pickleball courts near her home, noise concerns, a meeting held with Commissioner Bradford and his Assistant and appreciation for their support, and procedures for the violation of the Noise Ordinance.

Mr. Steven Jonas requested to have an Order to Demolish rescinded or the appeal period extended on his property he recently purchased. He spoke regarding that there were no structural defects to the house, that the house was previously used as a drug house, the value of the home, that if the property was demolished the County would lose tax revenue, the tax bill for the property, the potential use of the property, his experience, and when he purchased the property.

Commissioner Starkey noted that it was in her District, that she appreciated the attempt to fix the house, and there was a previous buyer.

Chairman Mariano spoke regarding Mr. Jonas previous attempt to speak on the issue.

Mr. Sam Boundy, Assistant County Attorney II, explained an Order to Demolish was issued for the subject property on May 16, 2023, it was a known nuisance property, the appeal deadline had passed, that there was a potential buyer who backed out, Mr. Jonas purchased the property after the Order to Demolish deadline had passed, and because the Order to Demolish was final there was not a legal means for the Board to help the individual.

Commissioner Starkey noted that they were trying to clean up the drug houses in Holiday.

Mr. Jonas spoke regarding losing tax revenue on the property.

Chairman Mariano directed Mr. Jonas to talk with Mr. Boundy to find a solution.

Mr. Goldstein explained a Notice to Proceed had already been issued. He suggested the Building Department to contact the contractor to delay the demolition if the Board desired.

Discussion followed regarding the demolition of the house.

Approved to direct the contractor to delay the demolition two weeks if there was no additional cost to the County or Contractor by roll call vote with Commissioner Starkey voting nay.

Discussion followed regarding Public Comment process.

Mr. Dillon Rich used a PowerPoint presentation and spoke regarding Prehistoric Natives, historic sacred burial sites, and the need for Anclote River Park to be undisturbed. He requested for further testing to be done and the site to be registered with the National Historic Registry.

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

Approved to adopt by roll call vote.

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

Approved to adopt by roll call vote.

Consent

Approved the Consent Agenda with the exception of Agenda Items C10, C13, C33, and C34 which were pulled for discussion or revision and Agenda Item C36 which had been withdrawn by roll call vote.

Constitutional Officers - Clerk - Financial Matters

- C3 Specific Approvals, General Warrants, Payroll Items, and Transfer Authorizations Including Those Previously Approved by the Chairman/Vice- Chairman Since the Last Regular Meeting of the Board of County Commissioners

File Number 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

Approved Staff's recommendation with the noted revision as read into the record by Ms. Elizabeth Blair to clarify the Agenda Memo to include the sentence "the digital faces will consist of one 672 square foot face and four 300 square foot faces", the Where As Clause on the First Amendment to reflect that the Billboard structure to be relocated along west on State Road 54 onto the Lowes parcel by roll call vote.

- 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

Approved Staff's recommendation by roll call vote with Commissioner Weightman voting nay.

- 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

Approved Staff's recommendation by roll call vote with Chairman Mariano voting nay.

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

Approved Staff's recommendation by roll call vote.

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

The item was withdrawn. No action was taken.

- 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

Approved to receive and file documents submitted by Mr. Bill Cronin by roll call vote.

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

Miscellaneous Business - District One - Commissioner Oakley

- No items.

Miscellaneous Business - District Two - Commissioner Weightman

- Commissioner Weightman thanked Congressman Bilirakis and his team for their town hall held at Lexington Oaks. He spoke regarding Congresswoman Lee's meeting held in Wesley Chapel while photos were displayed.
- He spoke regarding his attendance of the Wiregrass Ranch Sports Campus open house and commended the team for doing a great job while photos were presented.
- He spoke regarding his attendance at the Orange Belt Trail meetings, that there were different opinions on the trail, and commended Staff for their work.

Commissioner Oakley spoke regarding the importance of the Orange Belt Trail, that there would not be a split in residents' properties, that it would be a well-used trail, and that better things would be coming to Pasco and the east side.

Commissioner Starkey spoke regarding her conversations with business people on the east side, economic opportunities along the trail, and the benefit of having property closer to the trail.

Chairman Mariano spoke regarding the different routes and the community's concerns on how it would affect their property.

Commissioner Starkey noted that the trail would work out and her conversations with citizens regarding the trail.

Commissioner Weightman spoke regarding Ms. Erin Swanson's first meeting was the Dade City Orange Belt session and commended her for her hard work.

- He spoke regarding his visitation at the Wesley Chapel Recreational Center with Ms. Hayat Mazili and Ms. Amandla Hill, the 2050 Comp Plan Workshop, and his appreciation for the levels of engagement from the Planning and Development Staff.
- He congratulated Wiregrass Ranch on the opening of the Wiregrass Ranch Boulevard.
- He spoke regarding his meeting with Mr. Nectarios Pittos regarding Design Standards for the layout of businesses and that he was excited to see the presentation.

Miscellaneous Business – District Three – Commissioner Starkey

- Commissioner Starkey spoke regarding the possibility of an alternative procedure for residents to call in Code violations for Code Enforcement regarding Public Record requests for safety reasons.

Discussion followed regarding disclosure of Public Records by Code Enforcement and the need to discuss the matter at the Legislative Workshop on August 24, 2023.

- She spoke regarding Steak and Shake and Chick-fil-A landscaping replacements in Trinity while photos were displayed.

- She spoke regarding a press conference about the Opioid crisis, that in the National Opioid Crisis fentanyl was the most potent opioid, that Pinellas and Pasco had the most fentanyl deaths in the State of Florida, the National Opioid Crisis statistics, and that the Attorney General asked the Country to consider fentanyl as a weapon of mass destruction, and the risks of fentanyl exposure in the United States while photos were displayed.
- She displayed videos of a bike trail in Michigan, and the recreational opportunities the trail produced for citizens while photos were displayed.

COMMISSIONER OAKLEY LEFT THE MEETING AT 4:41 P.M. AND RETURNED AT 4:47 P.M.

- She spoke regarding the Homeelite project that was previously approved and the requirements for C-2 zoning.

Commissioner Weightman noted he spoke with Mr. Liam Devine regarding the project.

Mr. Nectarios Pittos, Planning and Development, reviewed the Conceptual Plan of the Homeelite project.

- She distributed the final appropriation list and spoke regarding the lack of a Senate Forum or House Forum after the appropriations.

Mr. Ralph Lair, Office of Government Affairs, explained how every year the House put out a County breakdown of every project that went to the County, including transportation work plans and grants.

Ms. Cathy Pearson, Assistant County Administrator Public Services, spoke during the discussion.

Extensive discussion followed regarding Cultural and Museum grants; the need to educate the citizens to apply for grants; fairground funds; the lack of Cultural and Museum grants; Pensacola Beach Renourishment project; if there was an application for funds to put sand on beaches in Pasco; communication with municipal partners; the need to be organized going forward; grants for substance abuse and mental health; the lack of people asking for grants; that there were funds received from an allocation for the fairgrounds; and that the Health Department received funds from the substance abuse and mental health grant.

- She spoke regarding an article about pumping out water from Cypress Creek. She advised pumping water from Eldridge-Wilde.

Commissioner Oakley noted that they worked with SWFWMD regarding doing additional pumping in the area, the recovery area near Crossbar, and that they were looking at a property near Crossbar's Wellfield.

- She noted the importance of using the road that cut the corner to Ehren Cutoff and the Central Pasco Employment District for the Orange Belt and that they were applying for a grant to build part of that section.

Miscellaneous Business - District Four - Commissioner Bradford

- Commissioner Bradford spoke regarding his participation. He noted his appreciation of the Board and that he looked forward to being back in September.

Miscellaneous Business - District Five - Commissioner Mariano

- Chairman Mariano spoke regarding how the funding for the restoration of Hudson Beach was vetoed through the Legislature and how they were going through Tourist Development to invest in Hudson Beach at the next Board meeting.
- He thanked Congresswoman Lee for coming to Pasco County.
- He asked if there was an existing naming rights agreement for Wiregrass Sports Ranch.

Discussion was held regarding the existing naming agreement and that the advertiser for Wiregrass Sports Campus was AdventHealth.

- He spoke regarding MUTRM projects and discounts.

Mr. Brad Tippin and Mr. Nectarios Pittos, Planning and Development, spoke during the discussion.

Discussion was held regarding the incentive type that was used more often and that it was around 10 percent.

Miscellaneous Business - County Administrator

- Mr. Carballa spoke regarding Congresswoman Laurel Lee's attendance at a Pasco Fire Station on August 7, 2023. He expressed his appreciation of her support for our First Responders and spoke regarding the need for Safer Grants to help bring financial support back to Pasco County.

- He spoke regarding Pasco's Purchasing Department that won a National Award being recognized having an excellent procurement and commended the Purchasing Department for their hard work.
- He spoke regarding a Telly Award that was awarded to Media Relations regarding Pasco Outdoor Adventures while a video was displayed.
- He spoke regarding the 2017 Sewer Agreement with Hernando County that was cancelled by their Board in 2022, that it affected development on the Pasco-Hernando line, that they were working on a Joint Agreement on County Line Road North, that they passed the Road Agreement but turned down the Sewer Agreement, and that he needed to speak with the Hernando County Administrator before bringing the Agreement to the Board.

Chairman Mariano spoke regarding the importance of the Sewer Agreement, serving one another, and to show that Pasco would build the capacity for it.

Mr. Carballa noted that the original agreement had a 10-year term, and the intent was for Pasco to eventually get utilities in the area, that they struggled to get development in those areas, that the original agreement included water and sewer but there was limited water in Hernando so Pasco backed off, and that he did not intend to bring the agreement forward at this time.

Discussion was held between Chairman Mariano and Mr. Carballa regarding installation of pipes to accommodate the agreement.

Chairman Mariano commended Mr. Carl Mikyska, Metropolitan Organization Director, for his work on transportation.

- Mr. Carballa noted that Pasco was the Lead Agency for Senior Services, and spoke regarding a Consent item that was approved.

COMMISSIONER WEIGHTMAN LEFT THE MEETING AT 5:01 P.M. AND DID NOT RETURN.

- Ms. Denise Hernandez, Planning and Development, responded to a question that was asked earlier in the meeting stating that 18 billboards were removed off U.S. 19 with 18,080 square feet of billboard space.

Miscellaneous Business - County Attorney

- No items.

Miscellaneous Business - Clerk and Comptroller

- Ms. Grimes spoke regarding that the Office provided Law Library Services for the County through the Legal Resource Center and a new Filings Viewer in the Legal Resource Center.
- She spoke regarding a warrant scam that had occurred in Pinellas who Pasco shared a Chief Judge, that the individuals impersonated deputies in Pinellas to scam \$12,000 from a citizen.

Miscellaneous Business - Sheriff

- Absent.

THE BOARD RECESSED AT 12:08 P.M. AND RECONVENED AT 1:34 P.M. ALL COMMISSIONERS WERE PRESENT WITH COMMISSIONER STARKEY ARRIVING TO THE MEETING AT 1:36 P.M. AND COMMISSIONER BRADFORD ATTENDING THE MEETING VIRTUALLY.

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 |

Approved to adopt by roll call vote with Chairman Mariano abstaining from the vote due to a conflict of interest.

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 Anclothe 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

Approved to adopt by roll call vote.

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

Approved to adopt by roll call vote.

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

Approved to adopt by roll call vote.

- 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

Approved to adopt with the additional Subarea Policy, as stated by Mr. Goldstein, that the applicant will not seek the affordable housing property tax exemption in Section 196.1978 Florida Statutes by roll call vote.

Public Hearings at 1:30 p.m.

Approved the Public Hearing Consent Agenda which included Agenda Items P68, P69, P71, P72, and P75.

- 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

The item was withdrawn. No action was taken.

- 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

Approved to continue the item to the October 24, 2023 Board of County Commissioners meeting at 1:30 p.m. in New Port Richey by roll call vote.

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

Approved to continue the item to the September 19, 2023 Board of County Commissioners meeting at 1:30 p.m. in New Port Richey by roll call vote.

P65 Zoning Amendment (Continuance) – Roggers 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

Approved to continue the item to a date uncertain by roll call vote.

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

Approved to continue the item to the September 19, 2023 Board of County Commissioners meeting at 1:30 p.m. in New Port Richey by roll call vote.

- 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

Approved to continue the item to the September 19, 2023 Board of County Commissioners meeting at 1:30 p.m. in New Port Richey by roll call vote.

- 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

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

- 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

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

- 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

Approved Staff's recommendation with the added Condition that Phase 2B be limited to platted townhomes by roll call vote.

- 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

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

- 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

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

- 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

Approved Staff's recommendation by roll call vote.

- 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

Approved Staff's recommendation by roll call vote.

- 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

Approved to move the item to the Public Hearing Consent Agenda and to include the addition of the Live Local Act Condition by roll call vote.

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

- 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

Approved to continue the item to the September 19, 2023 Board of County Commissioners meeting at 1:30 p.m. in New Port Richey by roll call vote.

- 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

Approved to receive and file documents submitted by Ms. Stefanie Shatzman by roll call vote.

Approved to receive and file documents submitted by Ms. Amy Tull by roll call vote.

Approved Staff's recommendation by roll call vote.

Noted Items

Agenda items N78 through N118 were noted.

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
File Number NI23-1055
Comm. Dist. All
Recommendation Receive and File
- N96 Proposed FY 2023-2024 Budget - Asturia CDD - Proposed FY 2023-2024 Budget - Dated August 1, 2023
File Number NI23-1066
Comm. Dist. All
Recommendation Receive and File
- N97 Proposed FY 2023-2024 Budget - Asturia CDD - Approved FY 2023-2024 Schedule - Dated August 1, 2023
File Number NI23-1067
Comm. Dist. All
Recommendation Receive and File
- N98 Minutes of Meeting - Meadow Pointe CDD - March 16, 2023 - Letter Date August 3, 2023
File Number NI23-1068
Comm. Dist. All
Recommendation Receive and File

- N99 The Preserve at Wilderness Lake CDD - Resolution 2023-07 - Adopting Proposed FY 2023-2024 Budget - Letter Date August 10, 2023
File Number NI23-1069
Comm. Dist. All
Recommendation Receive and File
- N100 The Preserve at Wilderness Lake CDD - Resolution 2023-09 - Approved FY 2023-2024 Meeting Schedule - Letter Date August 10, 2023
File Number NI23-1070
Comm. Dist. All
Recommendation Receive and File

Miscellaneous

- N101 ANNEX 22-12 Blue Triton, Zephyrhills Voluntary Annexation
File Number NI23-0431
Comm. Dist. 1
Recommendation 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)
File Number NI23-0961
Comm. Dist. 2
Recommendation 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

Comm. Dist. All

Recommendation Receive and File

Addendum

There was none.

Walk-Ons

There was 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 5:10 p.m.

Prepared by: Kaylee Woods, Records Clerk I, Board Records Division