

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

ANNOTATED AGENDA

JANUARY 23, 2024

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

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Call To Order

Chairman Oakley called the meeting to order at 10:03 a.m.

He recognized a member of the County IT Department who recently passed and noted their thoughts were with the family.

**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.

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. William Justiniano, Chaplain with the Sheriff's Office, prayed for all public officials.

Mr. Ron Woldorf spoke regarding the recent death of a student on Kitten Trail, felt that more needed to be done in the area, that crossing guards were needed for the High School Students, Denton Avenue and East Road, and safety concerns.

Resolutions

Commissioners Items - Chairman Oakley

RS1 (11:45 a.m. Time Certain) A Resolution By The Board Of County Commissioners Of Pasco County, Florida, Commending The 2023 Star Performer, Star Leader, And Star Team Of The Year
File Number CAO24-5117
Comm. Dist. All
Recommendation Approve

Approved to adopt.

Commissioners Items - Commissioner Weightman

- RS2 A Resolution By The Board Of County Commissioners Of Pasco County, Florida, Recognizing Mike Fasano For Receiving The 2023 National Animal Care And Control Association's Bill Lehman Memorial Award
File Number CAO24-5116
Comm. Dist. All
Recommendation Approve

Approved to adopt.

Commissioners Items - Commissioner Mariano

- RS3 (11:00 a.m. Time Certain) A Resolution By The Board Of County Commissioners Of Pasco County, Florida, Recognizing The Importance Of HCA Florida Bayonet Point Hospital
File Number CAO24-5114
Comm. Dist. All
Recommendation Approve

Approved to adopt.

Consent

Approved the Consent Agenda with the exception of Agenda Items C10, C13, C17, C23, C24, and C32 which were pulled for discussion or revision and Agenda Item C14 which was withdrawn.

Constitutional Officers - Clerk - Minutes Approval

- C4 Annotated Minutes - Board of County Commissioners Regular Meeting/Rezoning - August 22, 2023
File Number CO24-0125
Comm. Dist. All
Recommendation Approve
- C5 Annotated Minutes - Board of County Commissioners Regular Meeting/Rezoning - September 5, 2023 9 AM
File Number CO24-0126
Comm. Dist. All
Recommendation Approve

C6 Annotated Minutes - Board of County Commissioners Regular Meeting/Rezoning - September 5, 2023 10 AM
 File Number CO24-0127
 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 CO24-0124
 Comm. Dist. All
 Recommendation Approve
 Legislative/Administrative - County Attorney

C8 2024 General Election Canvassing Board - County Commission Appointing Gregory Giordano as a Qualified Elector - No Funding Required
 File Number CAO24-4301
 Comm. Dist. All
 Recommendation Approve

Legislative/Administrative - Organizational Performance Management

C9 Required Approval by the Board for Use of Funds Supporting an Employee Appreciation Day Celebration - \$65,000.00
 File Number OPM24-1004
 Comm. Dist. All
 Recommendation Approve

Development Services - Planning and Development

C10 A Resolution by the Pasco County Board of County Commissioners, Acting as the Board of Supervisors for the J. "Ben" Harrill Villages of Pasadena Hills Stewardship District, Amending Exhibits A, B, C, D, E, F, and G in the Villages of Pasadena Hills Financial Plan
 File Number PDD24-0042
 Comm. Dist. 1
 Recommendation Approve

Approved Staff's recommendation.

Internal Services - Emergency Management

- C11 Hazard Mitigation Grant Program Homeowner Agreement (Project No. HMGP 4564-008-R) – John R. and Teresa M. Lindsey – Elevation of a Flood Prone Property - Bay Boulevard #3 Elevation - \$165,500.00
File Number OEM24-0012
Comm. Dist. 5
Recommendation Approve
- C12 Hazard Mitigation Grant Program Homeowner Agreement (Project No. HMGP 4564-009-R) – Andrew J. Dunn – Elevation of a Flood Prone Property-Deedra Circle #3 - \$159,430.00
File Number OEM24-0013
Comm. Dist. 5
Recommendation Approve
- C13 Hazard Mitigation Grant Program Homeowner Agreement (Project No. HMGP 4564-018-R) – Justine Bachison – Elevation of a Flood Prone Property - Bay Boulevard #2 - \$152,500.00
File Number OEM24-0015
Comm. Dist. 5
Recommendation Approve

Approved Staff's recommendation including the addition of three pages that were missing from the uploaded reference document.

Internal Services - Facilities Management

- C14 Accept Deed, Drainage Easement and Adopt Resolution Cancelling Taxes – Angeline Pasco County School Collector Road – Len-Angeline, LLC – No Funding Required
File Number FAC24-0049
Comm. Dist. 4
Recommendation Approve

The item was withdrawn.

- C15 Aerial Easement - Withlacoochee River Electric Cooperative, Inc. – Hardening of Transmission Structures – No Funding Required
File Number FAC24-0061
Comm. Dist. 5
Recommendation Approve

C16 Agreement for Sale and Purchase of Property – Lloyd F. Furney Jr. – GoPasco Eastside Transfer Station, Zephyrhills – \$229,000.00
File Number FAC24-0068
Comm. Dist. 1
Recommendation Approve

C17 Change Order No. 4 to Task Order No. FM22-032 – Williamson Dacar Associates, Inc. d/b/a Williamson Design Associates – Pine Hill Park – Design & Construction Services – \$15,415.00
File Number FAC24-0081
Comm. Dist. 4
Recommendation Approve

Approved Staff recommendation including the correction to a scrivener's error regarding the location of the park site to read the City of New Port Richey not the City of Port Richey.

Internal Services - Fleet Management

C18 Classification and Disposal of Surplus Property – Auction Services – No Funding Required
File Number FM24-0017
Comm. Dist. All
Recommendation Approve

Internal Services - Office of Management and Budget

C19 Federally Funded Public Assistance State Agreement for Hurricane Idalia - Florida Department of Emergency Management - Agreement #Z4018 – DR4734 - CFDA 97.036 - No Funding Required
File Number OMB24-0015
Comm. Dist. All
Recommendation Approve

Public Infrastructure - Engineering Services

C20 First Amendment to Interlocal Agreement – Pasco County and the City of New Port Richey – Design and Permit County Road 595 (Grand Boulevard) Bridge Replacement Over the Pithlachascotee River (Bridge No. 140050) – \$154,542.00 (City of New Port Richey Funding)
File Number ENA24-0003
Comm. Dist. 4
Recommendation Approve

Discussion followed regarding plans to include a multi-use trail.

- C21 Professional Services Agreement for RSQ-KM-22-178 – American Consulting Engineers of Florida, LLC – County Road 595 (Grand Boulevard) Bridge Over Pithlachascotee River (Bridge No. 140050) – \$1,023,615.00
File Number PMA24-0005
Comm. Dist. 4
Recommendation Approve
- C22 Task Order No. EDO24-015 – AECOM Technical Services, Inc. – Moon Lake Drive (Banbury Avenue to Oconee Boulevard) Sidewalk Design and Post Design Services – \$490,470.00
File Number PMA24-0013
Comm. Dist. 4
Recommendation Approve
- C23 Recording of Plat – Geraci Holdings I, LLC and Louis Geraci, LLLP and Roy Nicholas Geraci III and 19123 Wingshooter, LLC – Long Lake Ranch Parcel C – No Funding Required
File Number SA24-0015
Comm. Dist. 3
Recommendation Approve

Approved Staff's recommendation including a correction to the District number from District 3 to District 4.

- C24 Recording of Plat – Forestar (USA) Real Estate Group, Inc. – Avalon Park West – North Phase 8 – No Funding Required
File Number SA24-0017
Comm. Dist. 3
Recommendation Approve

Approved Staff's recommendation including a correction to the District number from District 3 to District 1.

Public Infrastructure - Public Works

- C25 Fourth Amendment to Agreement for Professional Stormwater Engineering Services for RSQ-ML-19-088 – Applied Sciences Consulting, Inc. – Adjusted Standard Hourly Rates – No Funding Required
File Number PW24-0034
Comm. Dist. All
Recommendation Approve

C26 Second One-Year Renewal and Additional Purchasing Authority – Pavement Technology, Inc. – Annual Asphalt Pavement Preservation Program for Paving Assessment and Program Maintenance – \$150,000.00

File Number PW24-0035

Comm. Dist. All

Recommendation Approve

C27 Exempt Purchase – Megascapes Landscape and Maintenance, Inc. – As Needed Landscape Maintenance and Horticultural Services for County-Maintained Medians – \$345,581.00

File Number PW24-0043

Comm. Dist. All

Recommendation Approve

Public Infrastructure - Solid Waste

C28 Cooperative Purchase – Warren Equipment, Inc. – Walking Floor Trailers – \$217,600.00

File Number SW24-0081

Comm. Dist. All

Recommendation Approve

Public Safety - Fire Rescue

C29 Approve Interlocal Agreement - Pasco County to Provide EMS Billing and Collection Services for Citrus County and Establish Anticipated Revenue and Expense Budget- \$406,746.00

File Number FR24-1137

Comm. Dist. All

Recommendation Approve

C30 Cooperative Purchase – Williams Communications, Inc. – Various Radios and Related Equipment - \$160,918.77

File Number FR24-1168

Comm. Dist. All

Recommendation Approve

Public Services - Community Development

C31 Waiver of Demolition Lien Interest – Eric Scott – 12730 and 12750 Eola Avenue, New Port Richey – No Funding Required

File Number CD24-0040

Comm. Dist. 4

Recommendation Approve

Public Services - Parks, Recreation and Natural Resources

C32 Cooperative Purchase – Top Line Recreation, Inc. – Replacement of Playground Equipment at Veterans Memorial Park – \$380,918.56
File Number PRN24-0061
Comm. Dist. 5
Recommendation Approve

Approved Staff's recommendation including the addition of a rider to adjust the bond amounts.

Regular

District One - Commissioner Oakley

R33 (11:30 a.m. Time Certain) Presentation - Pasco Economic Development Council - Quarterly Update - No Funding Required
File Number BCCA24-0103
Comm. Dist. All
Recommendation Presentation Only

The item was for information only.

Legislative/Administrative - Organizational Performance Management

R34 Establish the Office of Strategy and Sustainability – Organizational Performance Management – Centralize Resiliency and Sustainability for Pasco County Initiatives – \$129,347.00
File Number OPM24-1003
Comm. Dist. All
Recommendation Approve

Approved Staff's recommendation.

Public Services - Parks, Recreation and Natural Resources

R35 (11:15 a.m. Time Certain) The Hub – Huboween Proceeds Presented to the Parks, Recreation and Natural Resources Department – \$25,043.43
File Number PRN24-0053
Comm. Dist. 4
Recommendation Presentation Only

The item was for information only.

Miscellaneous Business - District One - Commissioner Oakley

- Approved to appoint Mr. Allen Altman to serve as the County's Citizen Representative on the Value Adjustment Board.

Miscellaneous Business - District Two - Commissioner Weightman

- Commissioner Weightman displayed photographs and spoke regarding Leadership Tampa Bay and Pasco County Day. He thanked PHSC Porter Campus for hosting the event.
- He spoke regarding the ribbon-cutting held at Auto Nation in Wesley Chapel. He noted several of the employees lived in Pasco.
- He received a note from Mr. Jon Moody who sat on the Planning Commission regarding density bonuses given to developers for preserving wetlands. He suggested the Board consider instead of prohibiting the removal of a certain tree that they offer a density bonus for preserving certain trees rather than using them for wetlands since wetlands could not be developed. Commissioner Weightman requested something be brought back after the subject matter was researched.

Miscellaneous Business - District Three - Commissioner Starkey

- Commissioner Starkey spoke regarding permanent pumps along the roadway while photographs were displayed and the need for the permanent pumps to be covered in a more attractive manner.
- She spoke regarding her attendance at FAC and noted the main focus was Live Local. She and Commissioner Mariano had met with Mr. Shawn Foster and Senator Pasadomo and were grateful they had removed industrial. None of Pasco's 12 applicants were on industrial land. They did not find any other County or City who knew there was a possibility that existing apartments and future apartments could come off their tax rolls. She was told it would be illegal

to cap how many could come off the tax rolls. This was not a one size fits all solution. She also felt they needed to say workforce housing, not affordable housing. She spoke regarding a list from FHFC of the 120 apartments that were currently through the FHFC restrictions that qualified to come off. She noted there were also 19-20 refurbished apartments that would be coming off the tax rolls in various counties and cities around the State. She spoke regarding college towns.

Mr. David Goldstein, Chief Assistant County Attorney, said the tax exemption would be in place for up to 35 years. If the apartment complexes continued to qualify, they could be off the tax rolls for the next 35 years. Mr. David Engel, Economic Growth Director, had done a financial analysis for 35 years it would be a \$38 million dollar loss of tax revenue for just the first two apartment complexes in Pasco. He noted rents would be market rate rents and there would be nothing stopping them from trying to qualify all of their units for the exemption. If they qualified all of their units, the analysis showed it would be an \$86 million dollar loss. He noted there may be other apartment complexes which sought the same exemption. It would also affect the School Board's taxes and all taxes including their General Obligation Bonds that were approved by the voters in 2018.

Extensive discussion followed between the Commissioners and Staff regarding working to get the law changed; that Mr. Ralph Lair, Governmental Affairs Officer, had prepared talking points about Live Local in the Commissioners' folder so they had all the facts; Fiscal Policy Meetings that were postponed; that if they could not get the law changed, the Board had already authorized the County Attorney's Office to begin filing lawsuits and if they were not successful this week, Mr. Foster suggested they go ahead and send the letter; a hope that when Mr. Wells read the Board's complaint he would not issue the exemptions; that Staff had begun including conditions in rezonings that they waive the ad valorem tax exemption; if they already had their site plan approval or were built, there was not much the County could do other than a lawsuit; they had approximately 36,000 apartment dwelling units or entitlements that had been approved in the last 5 years and approximately 18,500 site plan approvals; that an estimated 5,500 units had been constructed within the last 5 years with another 2,600 units that had been permitted but not finished; the need to protect themselves and the economic impact to the citizens; a moratorium would be the "nuclear option"; a preference would be to start with the litigation, conditioning some of the zoning approvals, and look at stopping some of the plan amendments that allowed for apartments; and that as soon as the Board announced they would start suing anyone who invoked the land use pre-emption anyone that was in the system applying for those things, withdrew their applications.

Later in the meeting, Mr. Goldstein explained the lawsuit was ready to go and Staff had begun conditioning the new rezonings so they did not use the tax exemption. If they were seeking a site plan approval and requested deviations

from neighborhood parks or parking, they could condition those alternatives standard requests on them not seeking the tax exemption. They would have difficulty if they already had their Site Plan approval or if they were not seeking any deviations from the Land Development Code.

Mr. Engel said many of the 12 Live Local projects that had approached them had backed off of Live Local but wanted to obtain a Comp Plan Amendment for apartments. They did not know the impact of Live Local. He felt if they chose to impose no action on plan amendments, he would recommend they start from Res-6 or higher. Res-3 allowed for attached single-family homes, but not apartments.

Mr. Goldstein said he understood the Board wanted them to bring something back on the Comp Plan. He asked about the issue of site plan approvals and conditioning those that were seeking a neighborhood park variance. There was also an ongoing issue which the Legislature had not yet fixed about whether Live Local even applied to MPUDs or PUDs. There are some jurisdictions taking the position that it doesn't even apply to a PUD or a MPUD. The County could take the position that it only applied to Euclidian, C-2, C-1, I-1 or I-2 zoning districts, but the law was unclear. After discussion, he clarified the Board wanted Staff to immediately start imposing a no Live Local tax exemption on any site plan approval that was seeking an alternative standard from the Land Development Code. Staff would bring back a proposal to tackle some types of Comp Plan Amendments that were changing to allow multi-family apartments.

Commissioner Weightman asked how much time was needed to make decisions thoughtfully and clearly.

Mr. Carballa said they would see where they were at with two weeks.

Commissioner Starkey asked if Mr. Goldstein was ready to serve Tapestry and Gallery.

Mr. Goldstein stated he was prepared to send them a Demand Letter which states if they continue with this tax exemption they would sue them.

Discussion followed regarding the deadlines involved; if there was a political advantage to not serve the Demand Letter until the session was over; and that the letter should go out before Mr. Wells issued his determination.

Mr. Lair explained the Bill was scheduled to be heard in the Senate last week, it was temporarily postponed, and they did not hear it because they were currently working on the amendment. Once they saw the amendment they would have a better idea of how much further they wanted to change other than the issue such as removing industrial. This week Fiscal Policy was slated for Wednesday morning and they were not meeting. Once they saw the amendment it would be

scheduled for the next meeting date which would be the next Wednesday morning at 8:30 a.m.

Commissioner Mariano spoke regarding their trip to the Legislative Session last week and when they temporarily postponed the Bill. He felt the Demand Letter should be sent.

Mr. Goldstein said the letters were ready to be sent and he would send them whenever the Board wished. He would prefer to wait until the next version of the Bill came out. He spoke regarding Pasco's concerns.

Approved to send the Demand Letters out by week's end at the County Attorney's discretion based upon what was heard while they were in Tallahassee with Commissioner Bradford absent from the vote.

Approved to direct Staff to immediately start conditioning any site plan approval and rezoning for a multi-family project that was seeking some deviation from the Land Development Code including neighborhood parks, parking, etc., in addition to bring back a recommendation on which Comprehensive Plan Amendments to either put on hold or delay to deal with Live Local with Commissioner Bradford absent from the vote.

- She spoke regarding a VOPH open space map and the green boundaries between the villages. She also spoke regarding the maps showing future plans and the multi-purpose paths. She asked why the multi-purpose path was not shown on Clinton Avenue and U.S. 301. She noted the 301 trail was already constructed but was not shown on the map.

Mr. Gavin Covey, PDD, spoke regarding the map and noted the multi-use path was not included on the map. He continued to respond to questions from Commissioner Starkey and noted the maps could be updated to show the paths.

Mr. Brad Tippin explained the maps were based on the Financial Plan. He explained they would bring something back.

Discussion followed regarding the buffers in VOPH and connected wetlands.

- Later in the meeting, she spoke regarding a citizen wanted to sell a parcel for a used car lot. She spoke regarding parcels for re-development and what was best for the U.S. 19 corridor.

Miscellaneous Business - District Four - Commissioner Bradford

- Absent.

Miscellaneous Business - District Five - Commissioner Mariano

- Commissioner Mariano spoke regarding tourist development and spoke regarding areas visited. He felt they should look to find ways to spend funding on the west side.

Discussion followed regarding the TDC funds; the tourism industry; Monroe County and Orange County; and workforce housing for people who worked in the hospitality industry.

- He received a letter regarding training sessions for the machinery that took place in two phases due to late delivery of the strap applicator. He spoke regarding the unique product and the use of EDC funds.
- He spoke regarding non-conforming signs in Embassy Hills Plaza and possible legal action. He suggested a possible exemption to encourage re-development and requested the item be brought back to the Board.

Discussion followed regarding Staff's efforts and working closely with property owners.

- He spoke regarding the demolition of a home where a new home would be replacing it. The homeowners wanted to stay in the old home until the new home was completed. He explained he would forward the information to Staff for further review.
- He spoke regarding a volleyball event at the Wiregrass Sports Campus.
- He requested a letter from the Board to allow him to continue serving as the Secretary/Treasurer for the Gulf Consortium.

Approved for the Chairman to sign a letter for Commissioner Mariano to continue serving as the Secretary/Treasurer for the Gulf Consortium with Commissioner Bradford absent from the vote.

Miscellaneous Business - County Administrator

- Mr. Carballa thanked the Board for participating in the Strategic Plan and the Budgeting Workshop.
- He noted they had received an upgrade in the County's bond ratings. This would monetize to approximately \$176,000.00 a year in debt savings for the last tranche of General Obligation Bonds that had been issued.
- He spoke regarding packets distributed for the Legislative Session and the information included. He looked forward to a successful day in Tallahassee.

Miscellaneous Business - County Attorney

- No items.

Miscellaneous Business - Clerk and Comptroller

- Ms. Debbie Gay, Deputy Clerk, spoke regarding the upcoming Big Shred Events. The event would be held this weekend in New Port Richey, from 10:00 a.m. to 12:00 p.m. The event would be held on February 3, 2024 in Dade City. She noted the event was in partnership with Covanta, Shred 360, and Keep Pasco Beautiful. She thanked the County for their assistance.
- She explained the Valentine's Day Wedding Ceremony would be held on February 14, 2024 at the Historic Courthouse in Dade City at 11:00 a.m. The event was limited to 25 couples with the registration deadline being February 9, 2024.

Miscellaneous Business - Sheriff

- Absent.

THE BOARD RECESSED AT 12:11 P.M. AND RECONVENED AT 1:37 P.M. ALL COMMISSIONERS WERE PRESENT. MS. DEBBIE GAY, DEPUTY CLERK, REPRESENTED MS. ALVAREZ-SOWLES FOR THE AFTERNOON PORTION OF THE MEETING.

Public Hearings

Proposed Ordinances at 1:30 p.m.

- P36 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 20) From RES-6 (Residential-6 DU/GA) To RES-12 (Residential-12 DU/GA) On Approximately 22.95 Acres Of Real Property Located On The North Side Of Lake Patience Road Approximately 500 Feet West Of U.S. 41; And Providing For Additional Text Amendments As Necessary For Internal Consistency; Providing For A Repealer, Severability, And An Effective Date.
File Number PDD24-0060
Comm. Dist. 4
Recommendation Continuation Requested

Approved to continue the item to a date uncertain.

- P37 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 04) Changing From RES-1 (Residential 1 Du/Ga) To RES-3 (Residential 3 Du/Ga) On Approximately 38.71 Acres Of Real Property Located North Of Hudson Avenue And 1.68 Miles West of Hays Road.
File Number PDD24-0009
Comm. Dist. 5
Recommendation Approve

Approved to adopt by roll call vote.

P38 An Ordinance By The Pasco County Board Of County Commissioners Amending The Pasco County Comprehensive Plan; Providing For Map And Text Amendments To The Future Land Use Element Chapter 2 Goal Flu 6: J. “Ben” Harrill Villages Of Pasadena Hills To Expand The Boundaries Of The Special District, Amend The Boundary Of Village B And Village F In Figures PH-1, PH-2, PH-3, PH-4, PH-4a, PH-5, PH-6, PH-7, PH-8 And Amend Tables PH-2 And PH-3; And Other Amendments As Necessary For Internal Consistency, Providing For Severability, And An Effective Date.

File Number PDD24-0040

Comm. Dist. 1

Recommendation Approve

Approved to adopt by roll call vote.

P39 An Ordinance By The Pasco County Board of County Commissioners Amending the Pasco County Land Development Code Section 602, J. “Ben” Harrill Villages of Pasadena Hills Stewardship District, Revisions To Exhibits 602-A, 602-B, 602-D and 602-E, And Amending Other Sections, As Necessary, For Internal Consistency, Providing for Applicability, Repealer, Severability, Inclusion Into The Land Development Code, And An Effective Date.

File Number PDD24-0041

Comm. Dist. 1

Recommendation Approve

Approved to adopt by roll call vote.

P40 An Ordinance Establishing The Vida’s Way 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 PDD24-0208

Comm. Dist. 1

Recommendation Approve

Approved to adopt by roll call vote.

- P41 An Ordinance Amending Pasco County Ordinance No. 22-52 Expanding The Boundaries Of The Two Rivers East Community Development District Pursuant To Chapter 190, Florida Statutes; Providing For Miscellaneous Provisions; Providing For An Effective Date.
 File Number PDD24-0209
 Comm. Dist. 1
 Recommendation Approve

Approved to adopt by roll call vote.

Public Hearings at 1:30 p.m.

Approved the Public Hearing Consent Agenda which included Agenda Item P47.

- P42 Zoning Amendment (Continuance) NexMetro Little and Ross MPUD Master Planned Unit Development – Citrico Alliance, LLC – A Rezoning Petition from C – 2 General Commercial Residential District and A – C Agricultural District to an MPUD Master Planned Unit Development to Allow a Maximum of 205 Multi-Family Built to Rent Unit on Approximately 26.19 Acres
 File Number PDD24-7698
 Comm. Dist. 4
 Recommendation Continuance Requested

The item was withdrawn.

- P43 Zoning Amendment (Continuance) - NexMetro IDS Corbett MPUD - Idsyas LLC, et al. - A Rezoning Request from a PUD Planned Unit Development District and R-2 Low Density Residential District to an MPUD Master Planned Unit Development District to Allow for the Maximum Development of 221 Multi-Family Dwelling Units on Approximately 22.9 Acres
 File Number PDD24-7711
 Comm. Dist. 4
 Recommendation Continuance Requested

Approved to continue the item to a date uncertain.

P44 Conditional Use (Continuance) - Joan E. Patterson/Anthemnet, Inc./Verizon Wireless - 155-Foot, Above Ground Level (AGL) Monopine Wireless Communications Facility (WCF) in an A-R Agricultural-Residential District - Southwest Pasco County - On the East Side of the Terminus of Rowland Drive, Approximately 600 Feet North of Balough Road
File Number PDD24-CU03
Comm. Dist. 3
Recommendation Continuance Requested

Approved to continue the item to the February 20, 2024 meeting at 1:30 p.m. in New Port Richey.

P45 An Ordinance Amending The Pasco County Comprehensive Plan; Providing For Text Amendments To Future Land Use Element Appendix; And Providing For Additional Text Amendments As Necessary For Internal Consistency; Providing For A Repealer, Severability, And An Effective Date.
File Number PDD24-0011
Comm. Dist. All
Recommendation Continuance Requested

Approved to continue the item to a date uncertain.

P46 Zoning Amendment (Consent) – State Road 52 Industrial LLC – Change in Zoning from an I-1 Light Industrial Park District and a C-2 General Commercial District to a C-2 General Commercial District – West Central Pasco County – North Side of State Road 52 East and West of Rhombus Court – Containing Approximately 3.69 Acres
File Number PDD24-7745
Comm. Dist. 5
Recommendation Approve

Approved Staff's recommendation.

- P47 Zoning Amendment (Consent) – Pasco Pipe Supply Inc. – Change in Zoning from an R-2 Low Density Residential District to a C-2 General Commercial District – Northwest Pasco County – Approximately 230 Feet East of US Highway 19, Approximately 320 Feet South of Rhodes Road – Containing Approximately 2.996 Acres
File Number PDD24-7746
Comm. Dist. 5
Recommendation Approve

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

- P48 Zoning Amendment (Regular) - Hudson Family Trail MPUD Master Planned Unit Development - HWHGC NGA LLC - A Rezoning Request from an A-C Agricultural Zoning District to MPUD Master Planned Unit Development District to Allow the Development of a Maximum of 116 Single Family Residential Units on Approximately 38.72 Acres
File Number PDD24-7732
Comm. Dist. 5
Recommendation Approval with Conditions

Approved Staff's recommendation with the additional conditions of working to get a school bus stop on both sides of the road if possible for the project, an eight foot wide sidewalk using the pedestrian portion of the mobility fees as far as they could towards Cobra Way, and streetlights are to be done along the property line.

- P49 Development Agreement (Regular) – Renner MPUD Master Planned Unit Development – KB Homes LLC – Proposed is a Modification to the Development Agreement (DA) for the Renner MPUD
File Number PDD24-0056
Comm. Dist. 4
Recommendation Approve

Approved Staff's recommendation.

Noted Items

Agenda Items N50 through N79 were noted.

Agendas and Minutes

- N50 Pasco County Commission on Human Trafficking - Agenda & Meeting Minutes of August 18, 2023
File Number NI24-0150
Comm. Dist. All
Recommendation Receive and File
- N51 Pasco County Commission on Human Trafficking - Agenda & Meeting Minutes of October 18, 2023
File Number NI24-0151
Comm. Dist. All
Recommendation Receive and File
- N52 Pasco County Commission on Human Trafficking - Agenda & Meeting Minutes of November 15, 2023
File Number NI24-0152
Comm. Dist. All
Recommendation Receive and File
- N53 Villages Of Pasadena Hills (VOPH) Meeting Minutes – August 16, 2023
File Number NI24-0438
Comm. Dist. All
Recommendation Receive and File
- N54 Villages Of Pasadena Hills (VOPH) Meeting Minutes – October 18, 2023
File Number NI24-0439
Comm. Dist. All
Recommendation Receive and File

Miscellaneous

- N55 Pasco Corrections - Soft Body Armor Award - FDLE - \$85,285.00
File Number NI24-0194
Comm. Dist. All
Recommendation Receive and File

- N56 Revision No. 1 for a Time Extension of Task Order No. 1-23 for Stroud Engineering Consultants, Inc. – Water, Wastewater, and Reclaimed Water Conveyance Systems Miscellaneous Engineering and CEI Services for Utility Adjustments and Relocations – RSQ-DS-20-056
File Number NI24-0389
Comm. Dist. All
Recommendation Receive and File
- N57 Task Order No. 01-24 with Carollo Engineers, Inc. – Land O' Lakes Wastewater Treatment Plant Clarifier No. 1 Assessment (PCU 23-017.00)
File Number NI24-0390
Comm. Dist. 2
Recommendation Receive and File
- N58 Task Order No. 01-24 – Tierra, Inc. – Engineering Services for Compaction Grouting Work for Work Order No. RO 23-005 at Trouble Creek Road and Wellbrook Drive (PCU 23-805.00)
File Number NI24-0391
Comm. Dist. 3
Recommendation Receive and File
- N59 Task Order No. 02-24 – Professional Service Industries, Inc. – Engineering Services for Density Testing for Work Order No. 23-009 at New Smyrna Drive (PCU 23-820.00)
File Number NI24-0392
Comm. Dist. 2
Recommendation Receive and File
- N60 Task Order No. 03-24 – Professional Service Industries, Inc. – Engineering Services for Density Testing for Work Order No. 23-006 at Siena Cove (Boom-Boom Drive), (PCU 22-015.00)
File Number NI24-0393
Comm. Dist. 2
Recommendation Receive and File
- N61 Release of Maintenance Guarantee Surety Bond No. ES00001628-M2 – CalAtlantic Group, Inc (Developer) – Lake Mary Lou North
File Number NI24-0315
Comm. Dist. 4
Recommendation Receive and File

- N62 Release of the Right of Way (ROW) Maintenance Guarantee Surety Bond No. 1075649-M – Lennar Homes, LLC (Developer) – Mitchell 54 West Little Road Right of Way Improvements, Permit No. 37488
File Number NI24-0316
Comm. Dist. 3
Recommendation Receive and File
- N63 Release of Maintenance Guarantee Surety Bond No. 3302106 – Jacob Crossings Holdings, LLC (Developer) – The Preserve at Gulf Trace
File Number NI24-0317
Comm. Dist. 3
Recommendation Receive and File
- N64 Right of Way (ROW) Performance Guarantee Surety Bond No. 0254914 – Zephyr Lakes Community Development District (Developer) – Zephyr Lakes Wire Road Stormwater Crossing, Permit No. ROW-2023-00047
File Number NI24-0318
Comm. Dist. 1
Recommendation Receive and File
- N65 Release of Maintenance Guarantee Surety Bond No. LICX1184471 – Pasco Development Land 218, LCC (Developer) – Connerton Village Two Parcel 218 Phase IC, 2B, 3
File Number NI24-0319
Comm. Dist. 2
Recommendation Receive and File
- N66 Release of the Right of Way (ROW) Performance Guarantee Surety Bond No. PB03010408175 and Take ROW Maintenance Guarantee Surety Bond No. PB03010409468 – NNP-Bexley, LLC (Developer) – Bexley North Parcel 2 South (Intersection Improvements at Sunlake Boulevard/Half Moon Road and Bud Bexley Parkway/Half Moon Road), Permit No. 2021-00162
File Number NI24-0320
Comm. Dist. 1
Recommendation Receive and File
- N67 Release of Performance Guarantee Surety Bond Nos. 6213001014 and 6213001023 and Associated Riders – Epperson North Community Development District (Developer) – Epperson North Village E-3
File Number NI24-0321
Comm. Dist. 1
Recommendation Receive and File

- N68 Release of the Right of Way (ROW) Performance Guarantee Surety Bond No. 964228748 and Take ROW Maintenance Guarantee Surety Bond No. 964228763 – Suncoast Ashley Lakes Commercial, Inc. (Developer) – Suncoast Retail Commercial ROW Improvements, (Construction of Turn Lanes on Gunn Highway), Permit No. 2022-00385
File Number NI24-0322
Comm. Dist. 3
Recommendation Receive and File
- N69 Release of the Right of Way (ROW) Maintenance Guarantee Surety Bond No. 30091193 – Equitas Management Group, LLC (Developer) – 7-Eleven #38455, Zephyrhills, FL ROW Improvements Permit No. 37254 – Project Consists of Constructing a Right Turn Lane on Eiland Boulevard at the Project Entrance That is Approximately 221 Feet East of Dean Dairy Road
File Number NI24-0323
Comm. Dist. 1
Recommendation Receive and File
- N70 Release of the Right of Way (ROW) Maintenance Guarantee Surety Bond No. LPM9238800 – Mystic Point FL, LLC (Developer) – Cypress Pointe-Meadow Brook Drive Right of Way Improvements, Permit No. 35832 – Project Consists of Widening Meadowbrook Drive and Constructing a Left Turn Lane on Meadowbrook Drive onto Mystic Pointe Parkway
File Number NI24-0324
Comm. Dist. 4
Recommendation Receive and File
- N71 Release of the Right of Way (ROW) Maintenance Guarantee Surety Bond No. SUR0059181M and its Associated Rider – Pulte Home Company, LLC (Developer) – Wells Road Village 1 Phase 2 & 2A Right of Way Improvements, Permit No. ROW-2019-00504 – The Project Consists of Widening Boyette Road and Constructing Left and Right Turn Lanes onto Merilee Place
File Number NI24-0325
Comm. Dist. 1
Recommendation Receive and File
- N72 Right of Way (ROW) Performance Guarantee Surety Bond No. EACX4030355 – M/I Homes of Tampa, LLC (Developer) – Meadow Oaks Parcels J,S,T and U, Permit No. ROW-2023-00212 – Turn Lanes on Hudson Avenue
File Number NI24-0326
Comm. Dist. 5
Recommendation Receive and File

- N73 Release of Performance Guarantee Surety Bond Nos. PB03010408176 and PB03010408177 and Accept the Maintenance Guarantee Surety Bond No. PB03010409502 – NNP-Bexley, LLC (Developer) – Bexley North Parcel 2 South
File Number NI24-0327
Comm. Dist. 3
Recommendation Receive and File
- N74 Release of Performance Guarantee Surety Bond Nos. SUR0070810 and SUR0070811 – M/I Homes of Tampa, LLC (Developer) – Whispering Oaks Preserve Phase 2 and 3
File Number NI24-0328
Comm. Dist. 1
Recommendation Receive and File
- N75 Release of Performance Guarantee Surety Bond No. 0240962 – Pasco County Associates III, LLLP (Developer) – Winding Ridge Phases 5 & 6
File Number NI24-0329
Comm. Dist. 2
Recommendation Receive and File
- N76 Release of Performance Guarantee Surety Bond Nos. LICX1167306 and LICX1167307 – Epperson North Community Development District (Developer) – Epperson North Village E-1
File Number NI24-0330
Comm. Dist. 1
Recommendation Receive and File
- N77 Architectural Services Task Order No. FM24-004 Veterinary Clinic & Administration Building –Professional Architectural & Engineering Services – Received December 20, 2023
File Number NI24-0440
Comm. Dist. All
Recommendation Receive and File
- N78 FAC24-1016 – Change Order No. 2 to Task Order No. FM22-011 – Coastal Design Consultants, Inc - Pasco County Fire Rescue Services Storage Addition - Received December 27, 2023
File Number NI24-0441
Comm. Dist. All
Recommendation Receive and File

N79 Notice to Proceed – Veterinary Clinic & Administration Building –
Professional Architectural & Engineering – Task Order No. FM24-004 -
Received December 19, 2023
File Number NI24-0442
Comm. Dist. All
Recommendation Receive and File

Addendum

There was none.

Walk-Ons

There was none.

Post Meeting Materials

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

Adjourn

The meeting adjourned at 3:28 p.m.

Prepared By: Donalee Schmidt, Operations Supervisor, Board Records Division