

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

ANNOTATED AGENDA

FEBRUARY 20, 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.

.....
Call To Order

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

**Invocation
Pledge of Allegiance**

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

Roll Call

Ms. Alvarez-Sowles called the roll. All Commissioners were present with Commissioner 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.

Chairman Oakley reviewed the procedures to be followed and called for public comment.

Mr. Trevor Mackey, Vice-President of Sunshine Park Homeowners Association, spoke regarding a Code compliance issue and his request for Code Enforcement to be more proactive and an anonymous Code Enforcement form.

Discussion was held regarding the Legislature's requirements; that Commissioner Starkey's assistant would meet with him; the enlistment of his help for a more proactive Code Enforcement; and Code Enforcement's ability to do a sweep of neighborhoods.

Mr. Mackey spoke regarding difficulty in finding out who to contact and asked whether there was a document.

Discussion was held regarding the MyPasco app and the County website.

Mr. Mackey spoke regarding a rental registry.

Discussion was held regarding the rental registry.

Chairman Oakley noted there was a Staff member who would assist him.

Ms. Gayle Swedberg spoke regarding Green Key flooding caused by the storm in August, her request for maintenance in the area, communication she had with Public Works, the progress of her work order, clearing of the area by residents, drainage pipes, the location of her property, ongoing flooding concerns, her insurance costs, and her neighbors.

Chairman Oakley noted there was a Staff member who would assist her.

Discussion was held regarding the funding; that they were working with the City and DOT; and the request for maintenance.

Approved to receive and file documents submitted by Ms. Cheryl Orchard by a roll call vote with Commissioner Bradford absent from the vote.

Ms. Cheryl Orchard spoke regarding the documents she had submitted, Green Key area problems, Legislature money that was received, townhomes that would be placed on the south side of Green Key, the condition of the road, flooding caused by a broken flap, sewers put in by the City, insurance costs, impacts to properties, issues with homeless people, and impacts caused by a swale that was not completed.

Chairman Oakley directed Ms. Orchard to speak with Mr. Branford Adumuah, Assistant County Administrator for Public Infrastructure.

Commissioner Mariano directed Ms. Orchard to also speak with Mr. Jason Mickel, Public Works Director as well.

Ms. Cindy Skarda spoke regarding her concerns about the Live Local Act, that Commissioner Weightman spoke at the Wesley Chapel Republican Club Meeting, Senate Bill 1628, Senate Bill 1624, impacts to Floridians, Master Plans, property rights, local representation, and her hopes that the Board would be proactive.

Approved to receive and file documents submitted by Ms. Cindy Skarda by a roll call vote.

Ms. Cathy Julian spoke regarding a repurposed building on the way to the meeting, car washes, that Commissioner Weightman was doing a great job, a resolution that was prepared by another organization, issues at the border, and homeless people.

Approved to receive and file documents submitted by Ms. Cathy Julian by a roll call vote.

Ms. Julian spoke regarding comments on social media made about Pasco County and the document she had submitted into the record.

Mr. John Michael Moore, President of the Pasco County Professional Firefighters, spoke regarding Agenda item C18, and support of the agreement by Battalion Chiefs and Shift Commanders. He thanked Mr. Carballa, Mr. J.J. Murphy, Assistant County Administrator for Public Safety, Ms. Barbara Hitzemann, Director of Human Resources, Chief Tony Perez, Fire Chief, Assistant Chief Ryan Guynn, Assistant Fire Chief, and the Board.

Resolutions

There were none.

Consent

Approved the Consent Agenda with the exception of Agenda items C24, C33, and C34 which were pulled for discussion or revision and Agenda items C11, C29, and C31 which had been withdrawn by a roll call vote.

Constitutional Officers - Clerk - Minutes Approval

- C1 Annotated Minutes - Board of County Commissioners Regular Meeting
/Rezoning - September 19, 2023 10AM
File Number CO24-0134
Comm. Dist. All
Recommendation Approve
- C2 Annotated Minutes - Board of County Commissioners Regular Meeting
/Rezoning - October 10, 2023 10AM
File Number CO24-0135
Comm. Dist. All
Recommendation Approve
- C3 Annotated Minutes - Board of County Commissioners Regular Meeting
/Rezoning - October 24, 2023 10AM
File Number CO24-0136
Comm. Dist. All
Recommendation Approve

Constitutional Officers - Clerk - Minutes Distribution

- C4 Annotated Minutes - Board of County Commissioners Regular
Meeting/Rezoning - November 14, 2023 10AM
File Number CO24-0137
Comm. Dist. All
Recommendation Receive and File
- C5 Annotated Minutes - Board of County Commissioners Regular
Meeting/Rezoning - December 5, 2023 10AM
File Number CO24-0138
Comm. Dist. All
Recommendation Receive and File

Constitutional Officers - Clerk - Financial Matters

- C6 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 CO24-0130
Comm. Dist. All
Recommendation Approve

Constitutional Officers - Property Appraiser

- C7 Sell or Trade in County Vehicles - No Funding Required
File Number CO24-0139
Comm. Dist. All
Recommendation Approve

Development Services - Code Compliance

- C8 Property Maintenance Securing of Pools - Pasco County Code of Ordinance (Section 42-1) - Lien Resolutions - No Funding Required
File Number CC24-0002
Comm. Dist. 4
Recommendation Approve
- C9 Property Maintenance Clearing of Lots - Pasco County Code of Ordinance (Section 42-1) - Lien Resolutions - No Funding Required
File Number CC24-0003
Comm. Dist. 1, 3, 4, 5
Recommendation Approve

Development Services - Planning and Economic Growth

- C10 A Resolution Authorizing The Dupree Lakes Community Development District To Operate And Maintain Security Services Pursuant To Section 190.012(2)(d), Florida Statutes; And Providing For An Effective Date
File Number PEG24-0243
Comm. Dist. 2
Recommendation Approve

Internal Services - Facilities Management

- C11 Agreement for the Exchange of Real Property – The School Board of Pasco County, Florida – Tower Road Force Main Extension – No Funding Required
File Number FAC24-0080

Comm. Dist. 3
Recommendation Approve

The item was withdrawn.

- C12 Agreement for Sale and Purchase of Property – Jasmine Lakes Development Corporation – Pasco County Utilities – Lot 1267A, Oleander Drive, Port Richey – \$3,500.00
File Number FAC24-0088
Comm. Dist. 5
Recommendation Approve
- C13 Accept Drainage Easement – Grand Valley FL, LLC, a Delaware Limited Liability Company – Magnolia Valley Storage and Wetland Enhancement Project (SW-663) – No Funding Required
File Number FAC24-0089
Comm. Dist. 4
Recommendation Approve
- C14 Accept Drainage Easement – Lake Hammock II, LLC – Magnolia Valley Storage and Wetland Enhancement Project (SW-663) – No Funding Required
File Number FAC24-0090
Comm. Dist. 4
Recommendation Approve
- C15 Assignment of Easement to the State of Florida Department of Transportation – US 301 Widening Project from South of US 98 to Hernando County Line – Parcel 802 – No Funding Required
File Number FAC24-0094
Comm. Dist. 1
Recommendation Approve
- C16 First Amendment to the Master Agreement for Construction Manager at Risk Services (CMAR) (Bid No. RFP-DS-23-076) – Bandes Construction Company, Inc. – Delegation of Authority to the County Administrator to Execute Pine Hill Park CMAR Task Order and Related Amendments and Documents – Not to Exceed \$4,000,000.00
File Number FAC24-0100
Comm. Dist. 4
Recommendation Approve

Internal Services - Fleet Management

- C17 Multiple Award of Bid No. IFB-SV-24-021 – IAS Family, Inc., d/b/a Insight Auctioneers and Sales; Royal Auction Group, Inc.; and Garner & Associates – Auctioneering Services – No Funding Required
File Number FM24-0018
Comm. Dist. All
Recommendation Approve

Internal Services - Human Resources

- C18 Acceptance of the International Association of Fire Fighters (IAFF) Union (Supervisory Unit) 2023-2026 Collective Bargaining Agreement– IAFF Local 4420, Pasco County Professional Fire Fighter's Union (Supervisory Unit) - No Additional Funding Required
File Number HR24-0104
Comm. Dist. All
Recommendation Approve
- C19 Acceptance of Teamsters Collective Bargaining Agreement – International Brotherhood of Teamsters, Local 79 - No Additional Funding Required
File Number HR24-0195
Comm. Dist. All
Recommendation Approve

Internal Services - Purchasing

- C20 Authorization to Shortlist and Delegate Negotiation and Execution of Agreements to County Administrator for Bid No. RSQ-RH-24-010 – Coastal Engineering Services for Pasco County Dredging Program – Multiple Vendors – No Funding Required
File Number PU24-0010
Comm. Dist. All
Recommendation Approve

Public Infrastructure - Engineering Services

- C21 Task Order No. EDO24-013 – Pennoni Associates Inc. – Thys Road (State Road 54 to Trouble Creek Road) Sidewalk Design and Post Design Services – \$154,983.00
File Number PMA24-0014
Comm. Dist. 3, 4
Recommendation Approve

- C22 Task Order No. EDO24-016 – Burgess & Niple, Inc. – Darlington Road (Hama Drive to US 19) Sidewalk Design and Post Design Services – \$149,857.10
File Number PMA24-0015
Comm. Dist. 3
Recommendation Approve
- C23 Interdepartmental Transfer of Real Property and Mitigation Reservation and Sale Agreement – Fox Branch Mitigation Holdings, LLC – Hidden River South Property – \$474,850.00
File Number PMA24-0016
Comm. Dist. 2
Recommendation Approve
- C24 Task Order No. EDO24-002 – Ayres Associates Inc. – Jasmine Boulevard (US 19 to Little Road) Pathway Design and Post Design Services – \$214,747.57
File Number PMA24-0017
Comm. Dist. 5
Recommendation Approve

Approved Staff's recommendation with taking a further step with DOT to try and expand the project by a roll call vote.

- C25 Professional Services Agreement for Bid No. RSQ-KM-23-035 – WSP USA Inc. – Overpass Road (East of Boyette Road to US 301) Roadway Design and Post Design Services – \$9,667,959.00
File Number PMA24-0019
Comm. Dist. 1, 2
Recommendation Approve

Public Infrastructure - Public Works

- C26 Deed of Conservation Easement – Florida Department of Environmental Protection – Magnolia Valley Storage and Wetland Enhancement Project (N865)/(SW-663) – No Funding Required
File Number PW24-0045
Comm. Dist. 4
Recommendation Approve

Public Infrastructure - Solid Waste

- C27 Award of Bid No. IFB-RH-23-093 – Peak Power Services, Inc. – East Pasco Transfer Station Driveway – \$690,121.00
File Number SW24-0192
Comm. Dist. 1
Recommendation Approve

Public Infrastructure - Utilities

- C28 Exempt Purchase – Source Technologies LLC – Odor and Corrosion Control Services – \$5,200,000.00
File Number UTOM24-0213
Comm. Dist. All
Recommendation Approve
- C29 Exempt Purchase – Rexel USA, Inc. – As-Needed Supervisory Control and Data Acquisition System Panels, Parts, Software Support, and Training – \$196,978.60
File Number UTOM24-0113
Comm. Dist. All
Recommendation Approve

The item was withdrawn.

Public Safety - Corrections

- C30 Approve Contract Between the State of Florida, Department of Juvenile Justice and The Pasco County Board of County Commissioners - No Funding Required
File Number COR24-0010
Comm. Dist. All
Recommendation Approve

Public Services - Community Development

- C31 Additional Purchase Authority – Bid No. IFB-MR-22-033 – Tampa Bay Community Development Corporation d/b/a Suncoast Housing Connections – Ongoing and As-Needed Homeownership Education and Counseling; State Housing Initiatives, CSFA 40.901 – \$150,000.00
File Number CD24-0067
Comm. Dist. All
Recommendation Approve

The item was withdrawn.

- C32 New Market Tax Credits Funding – Metropolitan Ministries, Inc. – Campus Expansion Project in Holiday, Florida – No Funding Required
File Number CD24-0073
Comm. Dist. All
Recommendation Approve

Public Services - Parks, Recreation and Natural Resources

- C33 Cooperative Purchase – Williams Scotsman, Inc. – Provide and Construct a 64 Feet by 28 Feet Modular Building – \$260,075.80
File Number PRN24-0020
Comm. Dist. 5
Recommendation Approve

Approved Staff's recommendation with revision to the agenda memo to remove the execution language and references to the original quote by a roll call vote.

- C34 Removal of Properties from the Environmental Land Acquisition Selection Committee (ELASC) Nomination Pool – Parks, Recreation, and Natural Resources Department – Environmental Lands Acquisition and Management Program (ELAMP) Requirements – No Funding Required
File Number PRN24-0052
Comm. Dist. 2, 3
Recommendation Approve

Approved to put it back on the list by a roll call vote.

Public Services - Public Transportation

- C35 Public Transportation Grant Agreement and Authorizing Resolution – Florida Department of Transportation (FDOT) – Public Transit Block Grant Program \$1,406,062.00 (FDOT); \$1,406,062.00 (County)
File Number PT24-0003
Comm. Dist. All
Recommendation Approve
- C36 Public Transportation Grant Agreement and Authorizing Resolution – Florida Department of Transportation – Transit Corridor Development Program, Route 19 – \$258,742.00 (FDOT); \$258,742.00 (County)
File Number PT24-0004
Comm. Dist. All
Recommendation Approve

C37 Public Transportation Grant Agreement and Authorizing Resolution –
Florida Department of Transportation – Transit Corridor Development
Program, Route 54 – \$294,324.00 (FDOT); \$294,324.00 (County)
File Number PT24-0005
Comm. Dist. All
Recommendation Approve

Regular

Development Services - Planning and Economic Growth

R38 Discussion on Draft Policy Memo PM-31 Standards for Horizontal
Apartments
File Number PEG24-0249
Comm. Dist. All
Recommendation Approve

Approved Staff's recommendation under the pretense that this is an evolving and living memo and that we get to have a conversation in a different way about it by a roll call vote with Commissioner Mariano voting nay.

Internal Services - Facilities Management

R39 Adopt Revisions to Pasco County Administrative Policies and Procedures
– Property Management; Acquisition Tracking, and Disposition of Surplus
Real Property, Policy No. 300-02
File Number FAC24-0095
Comm. Dist. All
Recommendation Approve

Approved Staff's recommendation with revision to step four, making it available to affordable housing, merge it into two, then our last resort is a for-profit vote, we take away any sort of financial barrier for not for profits, a house has to start within three years, and it must go to a Pasco County resident of three years with Commissioner Weightman and Commissioner Mariano voting nay.

Internal Services - Office of Management and Budget

R40 Revenue Projection Discussion
File Number OMB24-0016
Comm. Dist. All
Recommendation Presentation Only

The item was for information only.

Public Services - Destination Management Organization

R41 Economic Impact and Visitor Tracking Report – Destination Management Organization – To Provide Economic Impact of Tourism and Visitors Profile Information for Findings of the Study Conducted in Fiscal Year 2023 – No Funding Required
File Number DMO24-0038
Comm. Dist. All
Recommendation Presentation Only

The item was for information only.

Constitutional Officers - Clerk and Comptroller

R42 (11:45 a.m. Time Certain) Semi-Annual Investment Portfolio
File Number CO24-0128
Comm. Dist. All
Recommendation Presentation Only

The item was for information only.

Miscellaneous Business - District One - Commissioner Oakley

- Commissioner Oakley spoke regarding the Governor's Day Luncheon, that Commissioner Wilton Simpson, Agriculture Commissioner, was the MC, comments made by the Governor, the federal national debt, and Florida's debt while photos were displayed.
- He spoke regarding the Tampa Bay Water Environmental Stewardship Award that was presented to a middle schooler at River Ridge High School, the importance of water and nitrogen, and future plans for more water.

- He spoke regarding the Pasco County Fair, that it ran through February 25th, cow milking, the new ag barn, that they were on fire watch, the future plans for the barn's fire system, and the previous barn while photos were displayed.
- He spoke regarding the recent Employee Appreciation Day, that he served beans, the antique car show, the 360 camera, and a plan he had to show appreciation while photos were displayed. He noted he appreciated all of their employees.

Discussion was held regarding the 360 camera.

Miscellaneous Business - District Two - Commissioner Weightman

- Commissioner Weightman spoke regarding minor rural subdivisions and his request for a change to the Code.

Mr. Roy Mazur, Assistant County Administrator for Development Services, spoke regarding an applicant's property, road requirements, and impacts to those with smaller minor rural subdivisions. He requested the County define paved as a stabilized roadway, stabilization be defined by loadbearing ratio, and that the County substitute a road surface that is LBR (Load Bearing Ratio) 40 as opposed to having it be paved and engineered.

Discussion was held regarding the uphill battle minor rural subdivisions projects faced; that they were not wanted on dirt roads; grading responsibilities; the number of houses allowed in rural minor subdivisions; access through private ingress/egress easements; the Code standards; lot sizes; that they were well and septic lots; roads; costs; LBR 40; the desire to give options; a substandard road that had asphalt on it; previous discussions regarding the issue; the potential to cap the number of homes; the proposed changes; that pavement was still encouraged; rural character; determinations by the Fire Marshall; unpaved roads in Odessa; roads in the Quail Hollow area; road maintenance; ways LBR 40 could be achieved; the potential for a POA or HOA who would guarantee they would fix roads; LBR 40 validation; and that Staff would research and bring information back.

Miscellaneous Business - District Three - Commissioner Starkey

- Commissioner Starkey spoke regarding a recent TMA meeting, discussions with the Hillsborough County representatives, the number of members, airport and port representatives, and citizen representation.

Discussion was held regarding the number of members; potential city representatives; that Pasco and Pinellas were strong together; representatives

from Hillsborough; airport and port representatives; a small cities discussion that would be held in the future; the positive experience; the voting structure; the potential for transit people; and a discussion that would be held at the MPO meeting.

- She spoke regarding the Governor's Luncheon while photos were displayed.
- She spoke regarding a recent NACO Conference, Congressman Gus Billirakis' office, funding that she was told was going through, questions about CARES, RAISE grants, and people who were available to help counties navigate while photos were displayed.
- She spoke regarding the Protocol for Citizens Reports of Homeless Encampments document she distributed, a meeting that was held, and that Staff was emailed the document.

Discussion was held regarding the need for protocols.

- She spoke regarding a public commentor's comments regarding illegal immigrants, border patrol in Texas and California, the need for security, and the document that was received and filed by the public commentor.
- She spoke regarding the 352 structures on the list to be demolished, that they were behind, money that was allocated, the need for companies, and an upcoming meeting with a person who was interested in the business.

Mr. Carballa noted they would look into the reasoning and bring it back.

- She spoke regarding an email from Growing Global and asked the Board to forward the email to those who wanted to learn how to export.
- She spoke regarding the two people who had come from Germany through the New Port Richey Rotary, the two people they were going to send to Germany, and her hopes for expansion of the program. She thanked the New Port Richey Rotary for paying for it.

Miscellaneous Business - District Four - Commissioner Bradford

- Commissioner Bradford spoke regarding his current inability to attend events and his excitement for when he would be back and part of the team. He noted he was proud to be a part of the Pasco County Commission.

Miscellaneous Business - District Five - Commissioner Mariano

- Commissioner Mariano noted the Shrimp and Crab Festival was coming up this weekend.
- He noted Employee Appreciation Day went fantastic and it was good to have everyone interacting and having fun. He spoke regarding the food from Florida Cracker.

Discussion was held regarding the food.

- He spoke regarding his suggestion for a family day in addition to Employee Appreciation Day.

Discussion followed regarding the potential for a family day for the employees; potential locations; options for several weekends; organization of the event; options for department family days; that Staff would look into it; and that the event was put on so well.

- He spoke regarding Code Enforcement, panhandling in his area, and a prior request for someone to cover U.S. 19.

Discussion was held regarding the Sheriff's Office call volumes; Code Enforcement's ability to give courtesy warnings; the potential for signs; an issue with a panhandler; the suggestion for civilian volunteers to do the U.S. 19 corridor; emails that were sent; panhandlers in other areas; and the Safety Ordinance.

- He thanked the Sheriff's Office for acting on a situation that occurred at the intersection of State Road 54 and Little Road.

Miscellaneous Business - County Administrator

- Mr. Carballa spoke regarding Employee Appreciation Day, the appreciation of employees, Wesley Chapel District Park, activities, artistic events, and wiffleball while photos were displayed. He thanked the Board for their support and the leadership team for coming up with ideas and putting it on.

Discussion was held regarding yoga.

- He spoke regarding an FCCMA conference he attended regarding artificial intelligence in government. He noted there would be a meeting to begin constructing a policy around the use of artificial intelligence.

Discussion was held regarding the development review assist that they were already using for site plans; a recent NACO conference; that Pasco was ahead of others; benefits; guardrails to make sure it was used appropriately; the potential to use it for Code Enforcement; the use of drones by the Property Appraiser's Office and the Sheriff's Office; and a potential policy change.

Miscellaneous Business - County Attorney

- Mr. Steinsnyder noted the County was served with a lawsuit and that it was Capel and Blanchard versus Pasco County, Pasco County Property Appraiser, and Pasco County Tax Collector that challenged the ability to levy ad valorem taxes on property. He spoke regarding the individuals who filed, his request for authorization to work with the Property Appraiser, the Tax Collector, and the Property Appraiser's outside counsel and that he wanted to offer a third of the costs, and the lawsuit.

Discussion was held regarding the lawsuit and Mr. Steinsnyder's request.

The Board offered consensus to authorize Mr. Steinsnyder to make the requested offer to the Property Appraiser.

Miscellaneous Business - Clerk and Comptroller

- Ms. Grimes spoke regarding the recent Valentine's Day Ceremony and the nineteen couples. She noted it was the 16th Annual and that since the event started, 323 couples had been married. She thanked the Board for the use of the Historic Courthouse grounds.

Discussion was held regarding vow renewals.

- She spoke regarding the upcoming Passport Saturday that would be held on March 2, 2024 in the New Port Richey and Dade City Official Records Offices from 9:00 a.m. to 1:00 p.m.

Miscellaneous Business - Sheriff

- Absent.

THE BOARD RECESSED AT 12:10 P.M. AND RECONVENED AT 1:32 P.M. ALL COMMISSIONERS WERE PRESENT WITH COMMISSIONER BRADFORD ATTENDING THE MEETING VIRTUALLY. COMMISSIONER STARKEY ARRIVED TO THE MEETING AT 1:35 P.M. MS. ALVAREZ-SOWLES WAS REPRESENTED BY MS. HEATHER GRIMES, CHIEF ADMINISTRATIVE OFFICER, DEPUTY CLERK, FOR THE AFTERNOON SESSION.

Public Hearings

Proposed Ordinances at 1:30 p.m.

- P43 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 12) From COM (Commercial) To PD (Planned Development) On Approximately 48.98 Acres Of Real Property Located At The Southwest Corner Of The Intersection Of S.R. 52 And Land O'Lakes Blvd; And A Text Amendment Amending Subarea Policy FLU 7.1.37: - Tibbets Land At Gowers Corner Subarea Policy; And A Map Amendment To The Future Land Use Map 2-9 Amending Subarea Map 2-9 (37) Tibbets Land; And Providing For Additional Text Amendments As Necessary For Internal Consistency; Providing For A Repealer, Severability, And An Effective Date.
- File Number** PEG24-0031
Comm. Dist. 4
Recommendation Approve

Approved to adopt by a roll call vote.

P44 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 23) Amending From RES-6 (Residential-6 Du/Ga) To PD (Planned Development) On Approximately 25.57 Acres Of Real Property Located On The West Side Of Eiland Boulevard Approximately 1,836 Feet North of SR-54; And a Text Amendment Creating Subarea Policy FLU 7.1.71 – The Corwyn At Wesley Hills PD; And A Map Amendment To The Future Land Use Map 2-9 Adding Subarea Map 2-9 (71) The Corwyn At Wesley Hills PD; And Providing For Additional Text Amendments As Necessary For Internal Consistency; Providing For A Repealer, Severability, And An Effective Date.
File Number PEG24-0042
Comm. Dist. 2
Recommendation Approve

Approved to receive and filed documents submitted by Ms. Barbara Wilhite by a roll call vote.

Approved to adopt with the inclusion of the Conditions discussed which included to add to the subarea policy to have a land use equivalency matrix in the MPUD by a roll call vote.

P45 An Ordinance Dissolving The Meadow Pointe V Community Development District Pursuant To Chapter 190, Florida Statutes.
File Number PEG24-0244
Comm. Dist. 2
Recommendation Approve

Approved to adopt by a roll call vote.

Public Hearings at 1:30 p.m.

Mr. Steinsnyder reviewed the Public Hearing procedures to be followed.

Ms. Grimes swore in those who planned to present testimony.

Approved the Public Hearing Consent Agenda which included Agenda items P53, P54, and P55 by a roll call vote.

P46 Zoning Amendment (Continuance) – Karli Properties LLC – Change in Zoning from an MF-1 Multiple-Family Medium Density District to an I-1 Light Industrial Park District – Northwest Pasco County – On the South Side of New York Avenue Approximately 680 feet East of Utica Drive – Containing Approximately 10.00 Acres
File Number PEG24-7722
Comm. Dist. 5
Recommendation Continuance Requested

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

P47 Zoning Amendment (Continuance) – Orange State MPUD Master Planned Unit Development - Orange State Enterprises, Inc. – A Substantial Modification to the Approved Orange State MPUD Master Planned Unit Development for the Addition of 3.07 Acres to Build an Additional 11 Single-Family Attached Dwelling Units
File Number PEG24-7737
Comm. Dist. 2
Recommendation Continuance Requested

Approved to continue the item to the April 10, 2024 Board of County Commissioners meeting at 1:30 p.m. in Dade City by a roll call vote.

P48 Zoning Amendment (Continuance) – SN Hillside LLC/Kuka Lane Development – Change in Zoning from an A-R Agricultural-Residential District to an I-1 Light Industrial Park District – North Central Pasco County – On the Northeast Corner of Bowmen Road and Milestone Drive – Containing Approximately 119.10 Acres
File Number PEG24-7754
Comm. Dist. 5
Recommendation Continuance Requested

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

P49 Conditional Use Request (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 PEG24-CU03
Comm. Dist. 3
Recommendation Continuance Requested

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

P50 Comprehensive Plan Amendment (Continuance) - CPAS22(23) Pine Ridge Little/Ross – Providing for a Small-Scale Comprehensive Plan Amendment to the Future Land Use Map (Map 2-15 And Sheet 10) From COM (Commercial) And RES-9 (Residential-9 Du/Ga) to RES-9 (Residential-9 Du/Ga) on Approximately 26.20 Acres of Real Property Located on the North Side of Ross Lane Approximately 0.18 Miles East of the Little Road and Ross Lane Intersection
File Number PEG24-0023
Comm. Dist. 4
Recommendation Continuance Requested

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

P51 Zoning Amendment (Consent) – Tibbetts Land at Gowers Corner MPUD – Tibbetts Land LLC - A Rezoning Request from MPUD Master Planned Unit Development District to MPUD to Allow for 300,000 Square Feet of Retail and Office and Up to 400 Multi-Family Apartments on Approximately 48.98 Acres Located at the Southwest Corner of the Intersection of State Road 52 (SR-52) and US Hwy 41
File Number PEG24-7699
Comm. Dist. 4
Recommendation Approval with Conditions

Approved Staff's recommendation by a roll call vote.

- P52 Zoning Amendment (Consent) – The Corwyn at Wesley Hills MPUD Master Planned Unit Development – Stanley Hilton – A Rezoning Request from an A-C Agricultural District to an MPUD Master Planned Unit Development District to Allow for the Maximum Development of 350 Multi-Family Units, 15,000 Square-Feet of Commercial/Retail/Office on Approximately 24.42 Acres
 File Number PEG24-7719
 Comm. Dist. 2
 Recommendation Approval with Conditions

Approved Staff's recommendation with the noted Conditions stated by Ms. Barbara Wilhite, the attorney, which included revised MPUD Condition 35, land use maximum shall be in accordance with the following permitted uses and development limits table as shown in table one below, the applicant developer may exchange multi-family apartment entitlements for additional commercial, retail, and/or office entitlements, the exchange rate shall be based upon the trip generation rate of the land use or most similar land use in the Institute of Transportation Engineers Trip Generation Manual ITE, Land Use Exchange requests shall be submitted to PDD for verification as an implementation in accordance with this Condition and administrative approval, and Table 1 remains the same.

- P53 Zoning Amendment (Consent) – EFH Holdings LLC/Elite Pavers – Change in Zoning from an A-C Agricultural District and a C-2 General Commercial District to a C-2 General Commercial District – Central Pasco County – On the West Side of Land O' Lakes Boulevard Approximately 1,500 Feet North of Gator Lane – Containing Approximately 3.778 Acres
 File Number PEG24-7759
 Comm. Dist. 4
 Recommendation Approve

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

- P54 Conditional Use Request (Consent) – Vincent Academy Adventure Coast Inc/Vincent House Academy – Conditional Use for a Group Living Arrangement in an A-R Agricultural-Residential District – Northwest Pasco County – North Side of Denton Avenue, Approximately 1.5 Miles East of Little Road – Containing Approximately 9.43 Acres
 File Number PEG24-CU04
 Comm. Dist. 5
 Recommendation Approval with Conditions

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

- P55 Conditional Use Request (Consent) – Karen K Scheublein Family Trust/Anthemnet, Inc./Verizon Wireless – 195-Foot, Above-Ground-Level (AGL) Close-Mount Monopole Wireless Communications Facility (WCF) in an A-C Agricultural District – West Central Pasco County – On the East Side of the CSX Railroad Line, Approximately 1,050 Feet South of the Future Ridge Road Extension and Approximately 800 Feet West of the Terminus of Falcon Crest Boulevard
File Number PEG24-CU05
Comm. Dist. 4
Recommendation Approval with Conditions

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

- P56 Comprehensive Plan Amendment (Consent) – CPA23(12) Peril of Flood Amendment - Providing for the Transmittal of the Proposed Text Amendments to Chapter 2, Future Land Use Element; Repealing of Future Land Use Map Series Map 2-2 Coastal High Hazard and Evacuation Zones and Replacing with Map 2-2 Coastal High Hazard Area and Adaptation Action Area; Text Amendments to Chapter 4, Coastal Management Element; Repealing Coastal Management Element Map 4-1 Coastal Area / Coastal High Hazard Area
File Number PEG24-0115
Comm. Dist. All
Recommendation Approve

Approved Staff's recommendation by a roll call vote.

- P57 A Resolution (Regular) Canceling Resolution No. 23-042 Relating To The Aristida Paving Assessment Project, PVAS No. 3510; Discontinuing The Aristida Paving Project, The Proposed Assessment And The Notice Of Intent To Lien Adopted Under Resolution No. 23-042; Forgiving All County Costs Incurred To Date For The Assessment Project; Authorizing The Refund Of All Prepaid Assessments Received For The Aristida Project; And Providing For An Effective Date
File Number PW24-0046
Comm. Dist. 3
Recommendation Approve

Approved Staff's recommendation by a roll call vote with Commissioner Starkey abstaining from the vote due to a conflict of interest.

Noted Items

Agenda items N58 through N70 were noted.

Agendas and Minutes

- N58 Cultural Affairs Advisory Council December 11, 2023, Meeting Minutes
File Number NI24-0469
Comm. Dist. All
Recommendation Receive and File
- N59 Agenda & Minutes - Pasco County Commission on Human Trafficking - Meeting of December 13, 2023
File Number NI24-0154
Comm. Dist. All
Recommendation Receive and File
- N60 Public Officials Training Meeting Minutes – September 26, 2023
File Number NI24-0486
Comm. Dist. All
Recommendation Receive and File
- N61 Tourist Development Council (TDC) Meeting Minutes – August 16, 2023
File Number NI24-0487
Comm. Dist. All
Recommendation Receive and File
- N62 Tourist Development Council (TDC) Meeting Minutes – September 20, 2023
File Number NI24-0488
Comm. Dist. All
Recommendation Receive and File

Miscellaneous

- N63 Professional Services Agreements for RSQ-KM-23-060 (Continuing Miscellaneous Professional Engineering Services) – Multiple Vendors (PMM24-010)
File Number NI24-0206
Comm. Dist. All
Recommendation Receive and File

- N64 Pasco Sheriff's Office Letter Dated 12-19-23 - Law Enforcement Trust Fund - Deposit of Forfeited Monies September - November 2023 - \$56,963.75
File Number NI24-0444
Comm. Dist. All
Recommendation Receive and File
- N65 Release of Maintenance Guarantee Irrevocable Letter of Credit No. NUSCGS026269 – CKB Development, LCC (Developer) – Watergrass Parcel F-2
File Number NI24-0331
Comm. Dist. 1
Recommendation Receive and File
- N66 Release of the Right-of-Way (ROW) Performance Guarantee Surety Bond No. 2327625 and Receive ROW Maintenance Guarantee Surety Bond No. 2342251 and Associated Rider - Dykstra Construction, LLC (Developer) - Dollar General Store #24024 at Perrine Ranch Road (600 Feet of Merge Lane), Permit No. 2022-00469
File Number NI24-0332
Comm. Dist. 3
Recommendation Receive and File
- N67 Federal Transit Administration Fiscal Year 2022 Section 5307 Formula Grant Award – Federal Transit Administration – Grant Funding Assistance Requirements
File Number NI24-0003
Comm. Dist. All
Recommendation Receive and File
- N68 Notice to Proceed - Canton Avenue Bus Stop and Sidewalk and State Road 52 LaMadera Boulevard, Bus Shelter C-10 - IFB-DS-23-079 - Mali Contracting Corp. - December 18, 2023
File Number NI24-0489
Comm. Dist. All
Recommendation Receive and File
- N69 PSC - Docket Number 20230125-GU - Florida Public Utilities Company & Peoples Gas System, Inc. - February 6, 2024 Regular Agenda - Letter Dated January 25, 2024
File Number NI24-0490
Comm. Dist. All
Recommendation Receive and File

N70 Southwest Florida Water Management District Annual Habitat Letter
Dated December 20, 2023 & Revised Annual Habitat Letter Dated
January 3, 2024
File Number NI24-0491
Comm. Dist. All
Recommendation Receive and File

Addendum

There was none.

Walk-Ons

There were 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 5:41 p.m.

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