

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

ANNOTATED AGENDA

APRIL 10, 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.

**HISTORIC PASCO COUNTY COURTHOUSE, BOARD ROOM 2ND FLOOR
37918 MERIDIAN AVENUE, DADE CITY, FL 33525**

County Commissioners	Honorable Ronald E. Oakley, Chairman, District 1 Honorable Gary Bradford, Vice-Chairman, Dist. 4 - ABSENT 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 10:00 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 the exception of Commissioner Bradford who was absent.

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.

Approved to receive and file documents submitted by Ms. Brenda Scarborough.

Ms. Brenda Scarborough spoke regarding the Lacoochee Plan, concerns with the proposed residential transitional neighborhoods, disagreements with the Northeast Rural Protected Overlay, home ratios, concerns with cluster homes, the potential need for sewer systems, density and suburban concerns, the creation of the Northeast Rural Plan, protecting the rural character, landowners such as herself who purchased five acres of land in the protected area, and the appreciation for herself and others to be heard.

Ms. Nancy Hazelwood spoke regarding comments made by the previous speaker, those who lived in the Northeast Rural Area moved there because it was a protected area, the different types of area in Pasco, that she hoped the Board would sustain the Rural Area Plan for all of them, her appreciation to the Board for having a workshop on stormwater, that it was nice to help with County Planning, her appreciation to Staff for trying to do the right thing, that they do have a large workload, and needed more employees.

Approved to receive and file documents submitted by Ms. Merrill Firmani.

Ms. Merrill Firmani spoke regarding Agenda item P57 from the afternoon.

Discussion was held regarding that it was inappropriate to take comments on public hearings during public comment in the morning as they were quasi-judicial hearings; the public comment procedures; that there was no hearing for the afternoon; that if the public hearing had been closed it was inappropriate for public comment at all; and the documents that had been submitted.

Mr. Steinsnyder that it was his understanding that the public hearing for P57 had been closed, that the previous vote had been deadlocked at two-two, that it was continued to today in the hopes that Commissioner Bradford could review the record and participate in the vote, it was his understanding that Commissioner Bradford would not be present, and the item would be continued again. He noted it had been brought to his attention that there had been exparte communications by the applicant and by the public with the Board after the hearing was closed and it was his opinion that they were going to have reopen the public hearing for that matter.

Discussion was held regarding the recommendation for the public hearing to be reopened; the continuance request for the afternoon; and that the documents which had been submitted could be part of the morning however it would not transfer into the public hearing record.

Ms. Cynthia Elyea spoke regarding that the different deadlines that had been made, that a number of their emails and letters that had been sent in had been past deadlines that they had not been aware of, letters that had not been included, audio-visual presentations that were unable to be presented because of missed deadlines, that she wanted to make the Board aware, and that they were not hearing from their constituents.

Resolutions

Commissioners Items - Chairman Oakley

RS1 A Resolution By The Board Of County Commissioners Of Pasco County, Florida, Recognizing The 135th Anniversary Of The Benedictine Sisters Of Florida
File Number CAO24-5131
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, Declaring The Week Of April 21-27, 2024, As National Crime Victims' Rights Week In Pasco County
File Number CAO24-5139
Comm. Dist. All
Recommendation Approve

Approved to adopt.

Approved to light up the West Pasco Government Center and the Dade City Courthouse in purple in recognition of National Crime Victims' Week for April 21st thorough the 27th of 2024.

Commissioners Items - Commissioner Starkey

- RS3 A Resolution By The Board Of County Commissioners Of Pasco County, Florida, Declaring The Month Of April 2024 As National County Government Month In Pasco County
File Number CAO24-5127
Comm. Dist. All
Recommendation Approve

Approved to adopt.

Commissioners Items - Commissioner Mariano

- RS4 A Resolution By The Board Of County Commissioners Of Pasco County, Florida, Recognizing Christopher Loe For Thirty-Four Years Of Service To Pasco County And Congratulating Him On His Retirement
File Number CAO24-5134
Comm. Dist. All
Recommendation Approve

Approved to adopt.

RS5 A Resolution By The Board Of County Commissioners Of Pasco County,
Florida, Declaring The Month Of May 2024 As Building Safety Month In
Pasco County
File Number CAO24-5136
Comm. Dist. All
Recommendation Approve

Approved to adopt.

Consent

Approved the Consent Agenda with the exception of Agenda items C13 and C14 which were pulled for discussion or revision and Agenda items C9 and C34 which were withdrawn.

District Five - Commissioner Mariano

C6 A Resolution By The Board Of County Commissioners Of Pasco County,
Florida Approving the Temporary Waiver of After-the-Fact Building
Permitting Fees for the Month of May 2024
File Number BCS24-0153
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 CO24-0150
Comm. Dist. All
Recommendation Approve

Legislative/Administrative - County Attorney

C8 Amendment to the Procedural Rules of the Board of County
Commissioners of Pasco County, Florida
File Number CAO24-0014
Comm. Dist. All
Recommendation Approve

Internal Services - Facilities Management

- C9 Accept Deed and Adopt Resolution Cancelling Taxes – LNR3 AIV, LLC. –
Connerton Boulevard 2nd Extension – No Funding Required
File Number FAC24-0084
Comm. Dist. 2
Recommendation Approve

The item was withdrawn.

- C10 Award of Bid No. IFB-DS-24-020 – Countywide Elevator Maintenance –
Oracle Elevator Holdco, Inc. - \$388,000.00
File Number FAC24-0119
Comm. Dist. All
Recommendation Approve
- C11 Accept Deed and Adopt Resolution Cancelling Taxes – HLSSII Wesley
Chapel, LLC – New River Road Right of Way – No Funding Needed
File Number FAC24-0131
Comm. Dist. 2
Recommendation Approve

Internal Services - Purchasing

- C12 Authorization to Shortlist and Delegate Negotiation and Execution of
Agreement to County Administrator for RSQ-RH-24-028 – Double
Hammock Creek Watershed Best Management Practice South Flood
Abatement Project – Not to Exceed Budgeted Amount Plus 20%
File Number PU24-0015
Comm. Dist. All
Recommendation Approve

Public Infrastructure - Transportation Engineering

- C13 Award of Bid No. IFB-KM-24-001 – Blacktip Services, Incorporated –
Construction of an 8-Foot Trail on Fivay Road (Little Road to US 19) and a
5-Foot Sidewalk on Clayton Boulevard (Clock Tower Parkway to Fivay
Road) – \$1,659,667.14
File Number TED24-0013
Comm. Dist. 5
Recommendation Approve

Approved Staff's recommendation.

C14 Task Order No. TED24-0023 – Ayres Associates Inc. – Design and Post-Design Services for a 5-Foot-Wide Sidewalk Along Kitten Trail (Hicks Road to Giddyup Lane) – \$154,864.49
File Number TED24-0023
Comm. Dist. 5
Recommendation Approve

Approved Staff's recommendation.

C15 First Amendment to Professional Services Agreement for Construction Engineering and Inspection Services – Wesley Chapel Boulevard/County Road 54 (North of State Road 54/State Road 56 to Old Pasco Road) Widening Improvements – Consor Engineers, LLC (Formerly American Consulting Engineers of Florida, LLC) – \$1,698,723.20
File Number TED24-0037
Comm. Dist. 2
Recommendation Approve

C16 Recording of Plat with a Performance Guarantee – CR Pasco Development Company, LLC – Mirada Parcel 8D (110 Residential Lots on 14.92 Acres on the East Side of Teak Follow Boulevard Approximately 1.35 Miles South of State Road 52) – No Funding Required
File Number TED24-0040
Comm. Dist. 1
Recommendation Approve

C17 State Funded Grant Agreement – Florida Department of Transportation – Design of Old Pasco Road from North of Wesley Chapel Boulevard to North of Sonny Drive – Widen Two to Four Lanes – \$640,000.00 Grant
File Number TED24-0048
Comm. Dist. 2
Recommendation Approve

Public Infrastructure – Solid Waste

C18 Agreement for Purchase of As-Available Energy and/or Parallel Operation with a Qualifying Facility – Duke Energy Florida – No Funding Required
File Number SW24-0252
Comm. Dist. All
Recommendation Approve

- C19 First Amendment to Agreement IFB-RH-20-205 – Pasco County and A.C.M.S., Inc. d/b/a Heart of Florida Environmental – As Needed Transport and Disposal of Solid Waste Services – \$4,502,900.00

File Number SW24-0257

Comm. Dist. All

Recommendation Approve

Public Infrastructure – Utilities

- C20 Change Order No. 1 to Construction Manager at Risk (CMAR) Agreement – Garney Companies, Inc. – Embassy Hills Wastewater Treatment Plant (WWTP) Rehabilitation and Improvements Project (PCU 16-014.00) – Reduction of \$330,894.00 and Time Extension

File Number UTD24-0112

Comm. Dist. 5

Recommendation Approve

- C21 Amendment No. 4 to the Professional Services Agreement – Black & Veatch Corporation – Embassy Hills Wastewater Treatment Plant (WWTP) Rehabilitation and Improvements (PCU 16-014.00) – \$324,738.00

File Number UTD24-0100

Comm. Dist. 5

Recommendation Approve

- C22 Award of Bid No. IFB-BW-24-034 – U.S. Water Services Corporation – Gowers Corner Well Site Hydropneumatic Tank Replacement – \$208,205.50

File Number UTD24-0261

Comm. Dist. 2

Recommendation Approve

- C23 Change Order No. 2 for Additional Purchasing Authority – Schaer Development of Central Florida Inc. – As Needed Miscellaneous Pipeline Construction (PCU 18-012.00) – \$3,809,960.60

File Number UTD24-0186

Comm. Dist. All

Recommendation Approve

Public Services

- C24 Member Appointments – Pasco County Commission on Human Trafficking – Re-Appointment of Robert Tedeschi, Kenneth Kilian, Megan Harding, Kelly Sinn, Toby Caroline, Liana Dean, Alan Wilkett, Paul Friedlander, and Kristen Bracy; and New Member, Elizabeth Wunderlich – No Funding Required
File Number HS24-0007
Comm. Dist. All
Recommendation Approve

Public Services – Community Development

- C25 Subrecipient Agreements – The ARC Nature Coast, Inc. and STEPS to Recovery, Inc. – Fire Suppression/Sprinkler System and Sewer Connection at 4514 Iris Drive; Community Development Block Grant Program, CFDA No. 14.218 – No Funding Required
File Number CD24-0075
Comm. Dist. 1, 3
Recommendation Approve

Public Services – Community Services

- C26 Amendment No. 001 to the EC023-PASCO – Area Agency on Aging of Pasco Pinellas, Inc. – Increase in Contract Funding – \$247,562.89
File Number SS24-0005
Comm. Dist. All
Recommendation Approve

Public Services – Parks, Recreation and Natural Resources

- C27 Execution of Starkey-Suncoast Connector Rest Area Limitation of Use Form – Florida Department of Environmental Protection – Needed for Recreational Trail Program Grant Agreement – No Funding Required
File Number PRN24-0067
Comm. Dist. 4
Recommendation Approve
- C28 Park Security Agreement – William Brian Pinson – Continuation of 24-Hour Security at Crews Lake Wilderness Park – No Funding Required
File Number PRN24-0087
Comm. Dist. 5
Recommendation Approve

C29 Agreement for Sale and Purchase of Property – Robert Howell and Victoria MacVicar – Environmental Lands Acquisition and Management Program – 17639 Rabbit Farm Road, Spring Hill – \$620,000.00

File Number PRN24-0089

Comm. Dist. 5

Recommendation Approve

C30 Re-Establishment of Change Fund – Pasco County Parks, Recreation, and Natural Resources Department – Swim Season Change Fund for Veterans Memorial Park - \$75.00

File Number PRN24-0090

Comm. Dist. 5

Recommendation Approve

Public Services – Public Transportation

C31 Amend Annual Not to Exceed Amounts for Exempt Purchase – SPX Corporation (Genfare) – Hardware & Software Replacement – \$140,000.00

File Number PT24-0009

Comm. Dist. All

Recommendation Approve

C32 Older Americans Act Standard Contract EA024-PASCO TRANSPORTATION – Area Agency on Aging of Pasco-Pinellas, Inc. – Transportation Services for Elderly Residents of Pasco County – \$217,518.00; Local Match \$24,168.67

File Number PT24-0010

Comm. Dist. All

Recommendation Approve

C33 Local Service Programs Standard Contract – Area Agency on Aging of Pasco-Pinellas, Inc. – Transportation Services for Elderly Residents of Pasco County – \$48,406.00 – No Match Required

File Number PT24-0011

Comm. Dist. All

Recommendation Approve

C34 Piggyback Agreement (on Florida Department of Transportation Contract No. APTS-21-S-ATI) – Avail Technologies, Inc. – Purchase of Intelligent Transportation Systems – Not To Exceed \$3,000,000.00 – No Local Match Required
File Number PT24-0012
Comm. Dist. All
Recommendation Approve

The item was withdrawn.

C35 Piggyback Agreement (on Florida Department of Transportation Contract No. TRIPS-22-CA-MB-LF-MBA) – Matthews Bus Alliance, Inc. – Purchase of Standard Cutaway Buses – Not to Exceed \$1,500,000.00 – No Local Match Required
File Number PT24-0013
Comm. Dist. All
Recommendation Approve

Regular

District Three – Commissioner Starkey

R36 Invasive Vegetation in the FDOT Right-of-Way
File Number BCCA24-0108
Comm. Dist. All
Recommendation Presentation Only

The item was for information only.

Legislative/Administrative – Government Affairs

R37 2024 Legislative Session Recap
File Number CA24-5015
Comm. Dist. All
Recommendation Presentation Only

The item was for information only.

Public Services – Parks, Recreation and Natural Resources

R38 Parks, Recreation and Natural Resources Department Capital
Maintenance Municipal Services Taxing Unit – No Funding Required
File Number PRN24-0088
Comm. Dist. All
Recommendation Approve

Approved Staff's recommendation to bring back an Ordinance for Public Hearing.

Miscellaneous Business – District One – Commissioner Oakley

- After Agenda item R36 Chairman Oakley noted he had an item for the Board to vote on. He explained that FDOT had requested a letter of support for a Federal Rural Grant for the State Road Rural Safety and Economic Mobility Project of the widening of 52 from 41 to Bellamy and that the grant would allow them to do the entire section at one time which would speed it up.

Discussion was held regarding the twelve foot shared use path to encourage alternative transportation; that the path was on the north side; that it should be wherever it was needed; and that in some places the developers would be able to put it on the south side.

Approved a letter of support to FDOT for a Federal Rural Grant for the State Road Rural Safety and Economic Mobility Project of the widening of 52 from 41 to Bellamy.

- He displayed photographs and spoke regarding the solar eclipse and that his assistant and her husband had driven to Missouri.
- He spoke regarding local independent businesses reaching out through consultants in Pasco County, concerns with receiving credit for money they didn't receive, and getting knocked out of lists.

Discussion was held regarding the asking lists; potentially addressing it through the next Legislative Workshop; bringing people to the table earlier; and that Legislator's didn't realize it.

- He spoke regarding issues happening with the Planning Commission.

Mr. David Engel, Planning and Economic Growth Director, spoke during the discussion.

Discussion was held regarding issues happening with the Planning Commission; statements made toward policy; acting like they are policy makers when they were not; potentially retraining them on what their duties were; comments made at a previous meeting by a member; workshops in the past to educate the Planning Commission with their role and Robert's Rules; the desire of the Planning Commission to consult with the Board regarding planning items; potentially establishing quarterly workshops; appreciation for their efforts; other comments made; wanting to give them the freedom to look at the Code; the County Attorney sitting in the room and what they were and were not able to do; the Planning Commission's role; that Staff knew the policies; and adding a new member to the Planning Commission.

Miscellaneous Business - District Two - Commissioner Weightman

- Commissioner Weightman displayed photographs and explained his team had mapped out car washes and storage facilities for the vast majority of the major corridors throughout the County. He spoke regarding the displayed document and asked the Board if they see more in their areas to add to the document, density concerns, and that while he knew Staff was working on the item, he wanted something to show.

Mr. Bryan Holmes, Legislative Aide, spoke during the discussion.

Mr. David Engel, Planning and Economic Growth Director, spoke during the discussion.

Discussion was held regarding the qualifications to have a car wash; language; separation distance; comments from people in the community; what could be done; storage needs; initiatives that were being worked on; an upcoming Car Wash Ordinance that would address the frequency and distribution of car washes; concerns with low paying and low job creating uses; some regulatory refinements that had been approved by the Board on third party storage; the evolution of storage facilities coming in; mixed-use spaces; and creating job creating spaces.

- He spoke regarding an article that had been sent out about seniors going back to work for financial reasons, that people were having to work longer and longer or having to go back into the workforce, an upcoming Area Agency on Aging meeting, wanting to help people not be intimidated by going back to the workforce, available resources, and several Area Agency on Aging funding sources that had been approved today.

Mr. David Engel, Planning and Economic Growth Director, spoke during the discussion.

Discussion was held regarding job skills training programs; AmSkills; the Pasco Re-Entry Program that was a pilot program in 2018; CareerSource; people who had been helped; and the renewed interest and efforts.

- He requested to appoint Mr. Matthew Munz to the Planning Commission to replace Mr. Peter Hanzel who had retired recently. He spoke regarding Mr. Munz's professional history, that he was currently on the Dade City Planning Commission, that he had an interest in serving at a higher level, the other members on the Commission; and that Mr. Munz would start in May.

Discussion was held regarding Mr. Hanzel's retirement.

Approved to appoint Mr. Matthew Munz to the Planning Commission.

Miscellaneous Business - District Three - Commissioner Starkey

- Commissioner Starkey displayed photographs and spoke regarding a ULI Conference she had attended recently, slides that had been displayed at the conference, people who had moved to the area, retirees, rentals, people working from home, affordability difficulties, the growth in Pasco, build to rents, a project in Lakewood Ranch, amenities, and improving the quality of life.

Discussion was held regarding the Black Lake Project; the Orange Belt Trail; and public spaces.

- She displayed photographs and spoke regarding a recent Fire Department Event held at Safety Town.

Miscellaneous Business - District Four - Commissioner Bradford

- Absent.

Miscellaneous Business - District Five - Commissioner Mariano

- Commissioner Mariano displayed photographs and spoke regarding the recent Fire Department Event.

Discussion was held regarding the event; the weather, and the photographs.

- He displayed photographs and spoke regarding a property on Loma Avenue with Code Violations, snakes that had been killed, and yard waste.

Discussion was held regarding a process through the Land Development Code; the Right to Farm Act; the need for Staff and the Attorney's Office to work together on it; and safety concerns.

- He spoke regarding an email he had received recently informing him that the EPA (Environmental Protection Agency) now had standards for PFAS (Per- and Polyfluoroalkyl Substances), that they need a report for the next Board meeting, the need to work with the FGUAs (Florida Governmental Utility Authorities), and Tampa Bay Water.
- He spoke regarding panhandling issues, a person who had recently been arrested, the need to do a better job, and Code Enforcement.

Discussion was held regarding signs; that the Sheriff's Office was too busy with other things; that Code Enforcement needed to be out there; that it was not premier; and the need of resources.

- He spoke regarding a church on Old Dixie Highway and Hudson Avenue, that the church had left and gone to Fivay Road, that food was still being given away there, and his concern on whether they were permitted to do so. He requested for Code to look into it.

Miscellaneous Business - County Administrator

- Mr. Carballa spoke regarding getting more grants into the County and the recent Federal Agency Funding workshop that had been held.

Dr. Marc Bellas, Chief Resilience and Sustainability Officer, spoke during the discussion.

Discussion was held regarding the recent Federal Agency Funding workshop; the vulnerability assessment which was wrapping up; networking and creating relationships with local, state, and federal agencies; the Tampa Bay Regional Planning Council; people who had attended the event; project sheets; building an Adaptation Plan; the recent RESTORE Council meeting; an upcoming Summit for Regional Planning Council for resiliency; and a recent Regional Planning Council audit where nothing was found out of the ordinary.

- He gave a shoutout to Ms. Cathy Pearson's, Assistant County Administrator for Public Services, Senior Services group for being recognized by Congressman Gus Bilirakis' Office for the 2024 Heros Among Us Award for taking over a number of programs that affected up to 400 of their vulnerable seniors.

Miscellaneous Business - County Attorney

- Mr. Steinsnyder spoke regarding the revised procedural rules that were on the Consent Agenda earlier in the meeting which added the Second Vice-Chair and explained that they could be voted on at any given Board meeting.

Approved to appoint Ms. Kathryn Starkey as the Second Vice-Chairman of the Board.

Discussion was held regarding a meeting in May; that Commissioner Starkey was attending the NACo Board of Directors meeting; the rules pertaining to virtual attendance; and the need for a physical quorum to be present.

Miscellaneous Business - Clerk and Comptroller

- Ms. Alvarez-Sowles spoke regarding the annual comprehensive financial audit, the Annual Comprehensive Financial Report which was submitted to the Government Finance Officers Association (GFOA), that they had won the Excellence in Financial Reporting for Fiscal Year ended in 2022 which was the 40th consecutive year, congratulations to the teams and departments, and a shoutout to Ms. Jessica Bleser, Fiscal Services Director, to Mr. Matt Lazar, Financial Services Director, and to Mr. Richard Van Steen, Financial Services Assistant Director, for their efforts. She noted that the day before they had submitted to GFOA the Fiscal Year ended 23 financial reports and they hoped to make it 41 consecutive years.

Miscellaneous Business - Sheriff

- Absent.

THE BOARD RECESSED AT 12:05 P.M. AND RECONVENED AT 1:35 P.M. ALL COMMISSIONERS WERE PRESENT WITH THE EXCEPTION OF COMMISSIONER BRADFORD WHO WAS ABSENT. COMMISSIONER STARKEY ARRIVED TO THE AFTERNOON PORTION OF THE MEETING AT 1:39 P.M.

Public Hearings

Proposed Ordinances at 1:30 p.m.

- P39 An Ordinance By The Pasco County Board Of County Commissioners Amending The Pasco County Land Development Code; Chapter 500 Zoning Standards, Section 525 Neighborhood Commercial District; Chapter 900 Development Standards, Section 907 On-Site Parking, Loading, Stacking, And Lighting Standards; Section 907.1 On-Site Parking; Appendix A Definitions; And Other Sections, As Necessary, For Internal Consistency; Providing For Applicability; Repealer; Providing For Severability; Inclusion Into The Land Development Code, And An Effective Date.
- File Number** PEG24-0223
Comm. Dist. All
Recommendation Continuance Requested

Approved to continue the item to a date uncertain with Commissioner Starkey absent from the vote.

- P40 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 01) From RES-6 (Residential 6 Du/Ga) To COM (Commercial) On Approximately 3.49 Acres Of Real Property Located On The East Side Of US Highway 301 Approximately 750 Feet South Of US-98; And Providing For Additional Text Amendments As Necessary For Internal Consistency; Providing For A Repealer, Severability, And An Effective Date.
- File Number** PEG24-0068
Comm. Dist. 1
Recommendation Approve

Approved to adopt by a roll call vote.

P41

An Ordinance By The Pasco County Board Of County Commissioners Amending The Pasco County Land Development Code; Section 304.1 Types Of Public Notice, Table 304-1 Required Public Notice For Development Approval Applications; Section 402.1.B Zoning Amendments – Euclidean, Submittal Requirements; Section 404.3.D Mining Operating Permits, Application Requirements; Section 404.4.D Construction And Demolition Debris Disposal Facilities Operating Permits, Application Requirements; Section 404.6.C Yard Trash Processing Facilities, Application Requirements; Section 406.1.6 Permanent Signs Exempt From Obtaining Sign Permits And Temporary Signs; Section 406.5.D Right-Of-Way Use Permit, Application Requirements; Section 406.8.D Garden Plan Permits, Application Requirements; Section 511.6 R-MH Mobile Home District, Yard Regulations; Section 511.8 R-MH Mobile Home District, Streets And Roads; Section 803.2 Listed Species, Impacts To Listed And Protected Species; Section 901.3.E Access Management, Access Management Analysis/Traffic Impact Study; 901.3 Access Management, Sample Problem No. 1; Appendix A Definitions; And Other Sections, As Necessary, For Internal Consistency; Providing For Applicability; Repealer; Providing For Severability; Inclusion Into The Land Development Code, And An Effective Date.

File Number PEG24-0282

Comm. Dist. All

Recommendation No Action Required

No action required as this was the first hearing. The adoption hearing was set for April 23, 2024 at 1:30 p.m. in New Port Richey.

Public Hearings at 1:30 p.m.

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

Ms. Alvarez-Sowles swore in those who planned to present testimony.

Approved the Public Hearing Consent Agenda which included Agenda items P52, P53, and P55.

P42 Zoning Amendment (Continuance) Timber Ridge MPUD Master Planned Unit Development – Timber Ridge Dade City, LLC – A Rezoning Petition from R-3 Medium Density Residential District to an MPUD Master Planned Unit Development to Allow a Maximum of 190 Single-Family Detached Units on Approximately 48.42 Acres
File Number PEG24-7639
Comm. Dist. 1
Recommendation Continuance Requested

Approved to continue the item to the May 7, 2024 Board of County Commissioners meeting at 1:30 p.m. in Dade City.

P43 Zoning Amendment (Continuance) - Crossways MPUD - Crossways 301 LLC - A Petition for a Rezoning From an A-C Agricultural Zoning District to an MPUD Master Planned Unit Development District to Allow the Development of up to 130 Single Family Residential Units on Approximately 29.5 Acres
File Number PEG24-7683
Comm. Dist. 1
Recommendation Continuance Requested

Approved to continue the item to a date uncertain.

P44 Zoning Amendment (Continuance) – Anclothe River Resort MPUD Master Planned Unit Development – Substantial Modification – Anclothe River Resort, LLC – A Rezoning Request from A-R Agricultural-Residential District to an MPUD Master Planned Unit Development District to Incorporate 2.57 Acres to the Existing Anclothe River Resort MPUD
File Number PEG24-7702
Comm. Dist. 3
Recommendation Continuance Requested

Approved to continue the item to the April 23, 2024 Board of County Commissioners meeting at 1:30 p.m. in New Port Richey.

P45 Zoning Amendment (Continuance) - KD-52 MPUD Master Planned Unit Development – Mulandco Liquidating Company LLC Et Al. – Rezoning Request from A-C Agricultural District, R-1MH Single Family/Mobile Home District, and C-2 General Commercial District to MPUD Master Planned Unit Development District to Allow for the Development of 190,000 Square Feet of Retail/Commercial, 3,000,000 Square Feet of Light Industrial, 500,000 Square Feet of Office, 250 Room Hotel, 1,550 Multi-Family Apartments, 150 Townhomes, 600 Single Family Homes, and 27 Single Family Estate Homes, and Associated Infrastructure on Approximately 785 Acres Located North of State Road 52, West Of Interstate 75
File Number PEG24-7712
Comm. Dist. 1
Recommendation Continuance Requested

Approved to continue the item to the May 7, 2024 Board of County Commissioners meeting at 1:30 p.m. in Dade City.

P46 Zoning Amendment (Continuance) – Cherry Hills West MPUD Master Planned Unit Development – Veterans of Foreign Wars of US Major Francis E. Dade Post 4283 et al/ – A Rezoning Request from an A-R Agricultural Residential District to an MPUD Master Planned Unit Development District to Allow for the Maximum Development of 160 Single Family Detached Dwelling Units on 34.07 Acres
File Number PEG24-7726
Comm. Dist. 1
Recommendation Continuance Requested

Approved to continue the item to the May 7, 2024 Board of County Commissioners meeting at 1:30 p.m. in Dade City.

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 May 7, 2024 Board of County Commissioners meeting at 1:30 p.m. in Dade City.

P48 Zoning Amendment (Continuance) – Thomas Lee and Kimberly Anne Samonek – Change in Zoning from an A-R Agricultural-Residential District to a C-2 General Commercial District – Southeast Pasco County – On the Southwest Corner of State Road 54 and Ryals Road – Containing Approximately 3.22 Acres
File Number PEG24-7775
Comm. Dist. 1
Recommendation Continuance Requested

Approved to continue the item to the April 23, 2024 Board of County Commissioners meeting at 1:30 p.m. in New Port Richey.

P49 Zoning Amendment (Consent) - St Leo Commons VOPH MPUD - RDPD V LLC - A Rezoning Request From an A-C Agricultural District to an MPUD Master Planned Unit Development to Allow for 796 Dwelling Units and 75,000 Square Feet of Non-Residential Uses on Approximately 101 Acres
File Number PEG24-7708
Comm. Dist. 1
Recommendation Approval with Conditions

Approved Staff's recommendation.

P50 Zoning Amendment (Consent) – Serene Preserve MPUD Master Planned Unit Development – EC Willow Bend LLC. – A Rezoning Request from E-R Estate Residential to MPUD Master Planned Unit Development to Allow for the Development of 37 Single-Family Detached Units on Approximately 26.6 Acres
File Number PEG24-7743
Comm. Dist. 4
Recommendation Approval with Conditions

Approved Staff's recommendation.

P51 Zoning Amendment (Consent) – New Clinton, LLC – Change in Zoning from an A-C Agricultural District and an R-2 Low Density Residential District to an MF-1 Multiple Family Medium Density District – East Central Pasco County - On the South Side of Clinton Avenue, Approximately 330 Feet West of Fort King Road - Containing Approximately 17.60 Acres
File Number PEG24-7760
Comm. Dist. 1
Recommendation Approve

Approved Staff's recommendation.

P52 Zoning Amendment (Consent) – Dempsey and Daughters Inc/ Dempsey and Daughters – Change in Zoning from an R-2 Low Density Residential District and a C-2 General Commercial District to a C-2 General Commercial District – South Central Pasco County – On the Northeast Corner of Tupper Road and State Road 54 – Containing Approximately 1.95 Acres
File Number PEG24-7765
Comm. Dist. 2
Recommendation Approve

Approved as part of the Public Hearing Consent Agenda.

P53 Comprehensive Plan Amendment (Consent) - CPA22(12) Omnibus Text Amendment – Providing for Transmittal of Comprehensive Plan Text Amendments to the Future Land Use Element Pertaining to Industrial Compatibility Adjacent to Wetlands, Commercial Infill Development, and Commercial Location Limitations; Providing For Text Amendments to the Future Land Use Element Appendix Sections FLU-A 4, Calculations Of Residential Densities, And FLU-A 6, The Official Land Use Map; Providing For Text Amendments To The Conservation Element Pertaining To Industrial Compatibility Adjacent To Wetlands
File Number PEG24-0011
Comm. Dist. All
Recommendation Approve

Approved as part of the Public Hearing Consent Agenda.

P54 Comprehensive Plan Amendment (Consent) - CPA23(11) Sandarben, LLC - Providing for Transmittal of a Large-Scale Comprehensive Plan Amendment To The Future Land Use Map (Map 2-15 And Sheet 06) Changing From AG (Agricultural) To AG/R (Agricultural/Rural) On Approximately 92.6 Acres Of Real Property Located On Bellamy Brothers Boulevard
File Number PEG24-0124
Comm. Dist. 1
Recommendation Approve

Approved Staff's recommendation.

P55 Development of Regional Impact (DRI) Rescission (Consent) – River Ridge DRI Development of Regional Impact - NG Development Corporation - A Request to Rescind the River Ridge DRI No. 074 – North of Decubellis and East of Little Road
File Number PEG24-0289
Comm. Dist. 4
Recommendation Approve

Approved as part of the Public Hearing Consent Agenda.

P56 Zoning Amendment (Regular) - Circle K at New SR 52 & Prospect MPUD - Stream Fruit, LLC - A Rezoning Request From an A-R Agricultural Residential District to an MPUD Master Planned Unit Development to Allow for 11,330 Square Feet of Non-Residential Entitlements on Approximately 3.63 Acres
File Number PEG24-7718
Comm. Dist. 1
Recommendation Approval with Conditions

Approved to continue the item to the April 23, 2024 Board of County Commissioners meeting at 1:30 p.m. in New Port Richey.

P57 Conditional Use (Regular) - Pasco Land and Cattle Co, LLC/Skyway Towers/Verizon Wireless - 155 Foot Above-Ground-Level (AGL) Monopine Wireless Communications Facility (WCF) in an AR-1 Agricultural-Residential District - Central Pasco County - On the North Side of Green Willow Run, Approximately 2,000 Feet East of Quail Hollow Boulevard
File Number PEG24-CU02
Comm. Dist. 2
Recommendation Approval with Conditions

Approved to continue the item to the June 4, 2024 Board of County Commissioners meeting at 1:30 p.m. in Dade City.

P58 A Resolution By The Board Of County Commissioners Of Pasco County, Florida, Pursuant To Section 196.1978(3)(o), Florida Statutes, Electing To Not Exempt Property Under Section 196.1978(3)(d)1.a., Florida Statutes, Commonly Known As The "Live Local Act Property Tax Exemption"
File Number CAO24-3501
Comm. Dist. All
Recommendation Approve

Approved to continue the item to the May 7, 2024 Board of County Commissioners meeting at 1:30 p.m. in Dade City.

Noted Items

Agenda Items N59 through N80 were noted.

Agendas and Minutes

N59 Gulf Harbors Advisory Board Committee Meeting Minutes - November, 7, 2023
File Number NI24-0610
Comm. Dist. 3
Recommendation Receive and File

- N60 Gulf Harbors Advisory Board Committee Meeting Minutes - November 16, 2023
File Number NI24-0611
Comm. Dist. 3
Recommendation Receive and File
- N61 Gulf Harbors Advisory Board Committee Meeting Minutes - January 16, 2024
File Number NI24-0373
Comm. Dist. 3
Recommendation Receive and File
- N62 Pasco County Construction Board (PCCB) Meeting Minutes – October 17, 2023
File Number NI24-0615
Comm. Dist. All
Recommendation Receive and File
- N63 Public Safety Coordinating Council (PSCC) Meeting Minutes – December 8, 2023
File Number NI24-0616
Comm. Dist. All
Recommendation Receive and File
- N64 Tourism Development Council (TDC) Meeting Minutes – November 15, 2023
File Number NI24-0617
Comm. Dist. All
Recommendation Receive and File

Miscellaneous

- N65 Change Order No. 7 to Professional Services Agreement – HDR Engineering, Inc. (HDR) – Old Pasco Road Route Study and Pond Siting Analysis Report (North of Wesley Chapel Boulevard/County Road 54 to South of State Road 52) – Time Extension (TED24-0019)
File Number NI24-0534
Comm. Dist. 1,2
Recommendation Receive and File

- N66 Task Order No. 1-24 – Hazen & Sawyer, P.C. – Utilities Operational Assessment (PCU 24-900.00)
File Number NI24-0526
Comm. Dist. All
Recommendation Receive and File
- N67 Task Order No. 3-24 – Florida Design Consultants, Inc. – SUE Investigation Services on Swallow Drive (PCU 23-816.00)
File Number NI24-0527
Comm. Dist. 1
Recommendation Receive and File
- N68 4th Quarter Variance Report - FY 2023 – Florida Department of Health in Pasco County
File Number NI24-0612
Comm. Dist. All
Recommendation Receive and File
- N69 1st Quarter Variance Report – FY 2024 – Florida Department of Health in Pasco County
File Number NI24-0613
Comm. Dist. All
Recommendation Receive and File
- N70 PSC-2024-0069-CO-GU - Docket No. 20230125-GU - Florida Public Utilities Company and Peoples Gas System, Inc. - Issued March 14, 2024
File Number NI24-0618
Comm. Dist. All
Recommendation Receive and File
- N71 Meadow Pointe II Agency Mailing - Letter Dated June 21, 2023
File Number NI24-0623
Comm. Dist. All
Recommendation Receive and File
- N72 Meadow Pointe II Agency Mailing - Letter Dated August 2, 2023
File Number NI24-0624
Comm. Dist. All
Recommendation Receive and File
- N73 Meadow Pointe II Agency Mailing - Letter Dated August 16, 2023
File Number NI24-0625
Comm. Dist. All
Recommendation Receive and File

N74 Meadow Pointe II Agency Mailing - Letter Dated July 19, 2023
File Number NI24-0626
Comm. Dist. All
Recommendation Receive and File

N75 Meadow Pointe II Agency Mailing - Letter Dated July 5, 2023
File Number NI24-0627
Comm. Dist. All
Recommendation Receive and File

N76 Meadow Pointe II Agency Mailing - Letter Dated October 18, 2023
File Number NI24-0628
Comm. Dist. All
Recommendation Receive and File

N77 Heritage Springs Agency Mailing - Letter Dated August 15, 2022
File Number NI24-0629
Comm. Dist. All
Recommendation Receive and File

N78 Asturia CDD Change of Registered Agent and Registered Office - Agency Mailing Electronically Received November 2, 2023
File Number NI24-0630
Comm. Dist. All
Recommendation Receive and File

N79 The Preserve at South Branch CDD Change of Registered Agent and Registered Office - Agency Mailing Electronically Received November 2, 2023
File Number NI24-0631
Comm. Dist. All
Recommendation Receive and File

N80 Heritage Springs Agency Mailing - Letter Dated August 21, 2023
File Number NI24-0632
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

COMMISSIONER STARKEY LEFT THE MEETING AT 3:45 P.M. AND DID NOT RETURN.

The meeting adjourned at 3:54 p.m.

Prepared by: Jessica L Popplewell, Records Clerk III, Board Records Division