

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

ANNOTATED AGENDA

MAY 7, 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 Kathryn Starkey, Vice Chairman, District 3 - Absent Honorable Seth Weightman, District 2 District 4 - Vacant 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 10:04 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 Starkey 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.

Mr. Adam Taley spoke regarding Middle Lake, the location, the County's management of the lake, the agricultural area, the relationship between neighbors, the public boat ramp, the hours, his request for a gate to be installed to regulate the hours, his concerns about noise, the support from residents, thefts that had occurred, situations that had occurred, and his intent to follow up with an email to Chairman Oakley.

Mr. Lee Hansen spoke regarding the Pasco County Mosquito Control District, the deficit in their budget, their campus, that he was running in hopes to initiate change, and his request for the County to take it over.

Ms. Ruth Clayton was unable to speak virtually due to technical difficulties.

Commissioner Mariano requested Ms. Clayton send an email which he would read during his Committee Report.

Later in the meeting, Ms. Alvarez-Sowles read an email into record that was received from Ms. Ruth Clayton.

Commissioner Mariano noted he had met with Ms. Clayton regarding her concerns and that it would be good if it came back as a Board item.

Resolutions

Commissioners Items - Chairman Oakley

- RS1 A Resolution By The Board Of County Commissioners Of Pasco County, Florida, Declaring May 7-13, 2024, As Hospital Week In Pasco County
File Number CAO24-5144
Comm. Dist. All
Recommendation Approve

Approved to adopt.

- RS2 A Resolution By The Board Of County Commissioners Of Pasco County, Florida, Declaring May 4, 2024, As International Firefighters' Day In Pasco County
File Number CAO24-5141
Comm. Dist. All
Recommendation Approve

Approved to adopt.

Commissioners Items - Commissioner Weightman

- RS3 A Resolution By The Board Of County Commissioners Of Pasco County, Florida, Declaring The Week Of May 12-18, 2024, As National Alcohol And Other Drug-Related Birth Defects Awareness Week In Pasco County
File Number CAO24-5138
Comm. Dist. All
Recommendation Approve

Approved to adopt.

Approved to receive and file documents submitted by Ms. Missy Coyle.

- RS4 A Resolution By The Board Of County Commissioners Of Pasco County, Florida, Declaring The Week Of May 5-11, 2024, As Pasco County Correctional Officers And Employees Week
File Number CAO24-5142
Comm. Dist. All
Recommendation Approve

Approved to adopt.

Commissioners Items - Vice Chairman Kathryn Starkey

RS5 (11:00 a.m. Time Certain) A Resolution By The Board Of County Commissioners Of Pasco County, Florida, Declaring The Week Of May 6-10, 2024, As Economic Development Week In Pasco County
File Number CAO24-5146
Comm. Dist. All
Recommendation Approve

Approved to adopt.

Commissioners Items - Commissioner Mariano

RS6 A Resolution By The Board Of County Commissioners Of Pasco County, Florida, Declaring The Week Of May 19-25, 2024, As National Public Works Week In Pasco County
File Number CAO24-5137
Comm. Dist. All
Recommendation Approve

Approved to adopt.

Consent

Approved the Consent Agenda with the exception of Agenda items C7 and C34 which had been pulled for discussion or revision and Agenda items C16 and N124 which were withdrawn.

District One - Commissioner Oakley

C7 A Resolution By The Board Of County Commissioners Of Pasco County, Florida, Declaring The Month Of May 2024 As International Beef Month In Pasco County
File Number CAO24-5145
Comm. Dist. All
Recommendation Approve

Approved to adopt.

Constitutional Officers - Clerk - Minutes Distribution

- C8 Annotated Minutes - Board of County Commissioners Regular Meeting/Rezoning - February 20, 2024 - 10 A.M.
File Number CO24-0155
Comm. Dist. All
Recommendation Receive and File
- C9 Annotated Minutes - Board of County Commissioners Regular Meeting/Rezoning - March 12, 2024 10 A.M.
File Number CO24-0156
Comm. Dist. All
Recommendation Receive and File
- C10 Annotated Minutes - Board of County Commissioners Regular Meeting/Rezoning - March 26, 2024 10 A.M.
File Number CO24-0157
Comm. Dist. All
Recommendation Receive and File

Constitutional Officers - Clerk - Financial Matters

- C11 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 CO24-0153
Comm. Dist. All
Recommendation Approve

Constitutional Officers - Property Appraiser

- C12 Financial Reports for Fiscal Year Ending September 30, 2023 – Letter Dated April 2, 2024
File Number CO24-0152
Comm. Dist. All
Recommendation Approve
- C13 2023 Revised Recapitulation, Re-Certified on April 2, 2024 and Includes the Value Adjustment Board Results
File Number CO24-0154
Comm. Dist. All
Recommendation Approve

Constitutional Officers - Supervisor of Elections

C14 Precinct Line Changes - Supervisor of Elections - Redistricting - No Funding Required
File Number CO24-0158
Comm. Dist. All
Recommendation Approve

Legislative/Administrative - County Attorney

C15 Litigation Status Report for January, February and March 2024 (Q1) - County Attorney– Status–No Funding Required
File Number CAO24-2013
Comm. Dist. All
Recommendation Approve

C16 Joint Meeting with Hillsborough County Commission and Pinellas County Commission
File Number CAO24-0013
Comm. Dist. All
Recommendation Approve

The item was withdrawn.

Internal Services - Facilities Management

C17 Accept Deed and Adopt Resolution Cancelling Taxes – CR Pasco Development Company, LLC. – Mirada Boulevard Curley Road Round-A-Bout – No Funding Required
File Number FAC24-0022
Comm. Dist. 1
Recommendation Approve

C18 Award of Bid No. IFB-DS-24-009 and Budget Amendment Journal No. 5 - The Diaz/Fritz Group, Inc. d/b/a Diaz Fritz Group General Contractors – Starkey Ranch District Park Phase 2B-2G – \$7,937,909.00
File Number FAC24-0054
Comm. Dist. 3
Recommendation Approve

C19 Accept Drainage Easement – Haven at US 41, LLC – Causeway Apartments MPUD – No Funding Required
File Number FAC24-0113
Comm. Dist. 4
Recommendation Approve

- C20 Accept Deed and Adopt Resolution Cancelling Taxes – Haven at US 41, LLC – Causeway MPUD – No Funding Required
File Number FAC24-0114
Comm. Dist. 4
Recommendation Approve
- C21 Accept Non-Exclusive Flow-Through Drainage Easement Agreement – NP Pasco Road, LLC – I-75 Logistics Center Project – No Funding Required
File Number FAC24-0122
Comm. Dist. 1
Recommendation Approve
- C22 Aerial Easement - Withlacoochee River Electric Cooperative, Inc. – Hardening of Transmission Structures – No Funding Required
File Number FAC24-0127
Comm. Dist. 4
Recommendation Approve
- C23 Accept Deed and Adopt Resolution Cancelling Taxes – SI Homes RCL, LLC. – Emerald Fields Plat – No Funding Required
File Number FAC24-0130
Comm. Dist. 5
Recommendation Approve
- C24 Easement Agreement – Shady Hills Energy Center, LLC – Shady Hills Combined Cycle Facility Project – No Funding Required
File Number FAC24-0145
Comm. Dist. 5
Recommendation Approve
- C25 Accept Deed and Adopt Resolution Cancelling Taxes – Palisade Holdings, LLC. – Ranch Road Sidewalk Project – No Funding Required
File Number FAC24-0146
Comm. Dist. 5
Recommendation Approve

Internal Services - Fiscal Services

- C26 Approve Closeout Payment to Bank of America, N.A. - \$521,047.57
File Number FS24-0010
Comm. Dist. All
Recommendation Approve

Internal Services - Fleet Management

- C27 Multiple Award of Bid No. IFB-SV-24-019 – AAA Auto Glass, Inc., Semi Auto Glass, LLC – Auto Glass Replacement and Windshield Repair - \$220,000.00
File Number FM24-0019
Comm. Dist. All
Recommendation Approve

Internal Services - Human Resources

- C28 Equal Employment Opportunity Plan
File Number HR24-0272
Comm. Dist. All
Recommendation Approve

Internal Services - Purchasing

- C29 Classification, Sale, and Disposal of Surplus County Property – No Funding Required
File Number PU24-0018
Comm. Dist. All
Recommendation Approve

Public Infrastructure - Transportation Engineering

- C30 Recording of Plat with a Performance Guarantee – Clinton Land Investments LP – Clinton Townhomes (158 Residential Lots on 21.61 Acres on the North Side of Clinton Avenue Approximately 0.38 Miles West of US 301) – No Funding Required
File Number TED24-0061
Comm. Dist. 1
Recommendation Approve
- C31 Task Order No. TED24-0068 – Kisinger Campo & Associates, Corp. – Design and Post Design Services for Mitchell Ranch Road and State Road 54 Traffic Signal and Intersection Modifications – \$226,672.73
File Number TED24-0068
Comm. Dist. 3
Recommendation Approve

- C32 Supplemental Local Agency Program (LAP) Agreement – Florida Department of Transportation (FDOT) and Pasco County – Design of an 8 Foot Multi-Use Path on the East Side of School Road from Community Center Road to US 41/Land O' Lakes Boulevard (FPN: 447373 1 38 01) – No Funding Required
File Number TED24-0080
Comm. Dist. 4
Recommendation Approve
- C33 Recording of Plat with Performance Guarantees – LNR3 AIV LLC – Connerton Village 3 Phase 2A (144 Residential Lots on 77.612 Acres on the East Side of Connerton Boulevard Approximately 2.41 Miles East of U.S. 41/Land O' Lakes Boulevard) – No Funding Required
File Number TED24-0100
Comm. Dist. 2
Recommendation Approve
- C34 Recording of Plat with a Performance Guarantee – Lennar Homes, LLC – Wiregrass Ranch M21 Plat (42 Residential on 3.44 Acres on the Northwest Side of Silent Gardens Cove Approximately 0.45 Miles East of Suncoast Parkway) – No Funding Required
File Number TED24-0103
Comm. Dist. 2
Recommendation Approve

Approved the item per Staff's recommendation with the amended page as noted by Mr. Alex Parnes, County Surveyor, who explained there was an error in the subject line in the Agenda memo.

Public Infrastructure - Public Works

- C35 Paving Assessment (PVAS) Roll – Board of County Commissioners – Resolution for Implementation of the Uniform Method of Collection for Non-Ad Valorem Assessments and Proposing Final Assessment Rates for Various PVAS Projects – No Funding Required
File Number PW24-0053
Comm. Dist. All
Recommendation Approve
- C36 Award of RFP-RH-23-010 – CentralSquare Technologies, LLC – Work and Asset Management System Software – \$486,000.00
File Number PW24-0056
Comm. Dist. All
Recommendation Approve

Public Infrastructure - Solid Waste

- C37 Task Order No. 1-24 – AECOM Technical Services, Inc. – Resource Recovery Facility Operations and Maintenance Monitoring Services – \$200,000.00
File Number SW24-0231
Comm. Dist. All
Recommendation Approve
- C38 First Amendment to the Piggyback Agreement for Recyclables Processing Services – Waste Connections of Florida, Inc. – Receiving, Sorting, and Marketing of Recyclables – \$379,500.00
File Number SW24-0290
Comm. Dist. All
Recommendation Approve

Public Infrastructure - Utilities

- C39 Amended and Restated Agreement – Schaer Development of Central Florida, Inc. – Tower Road Force Main Extension – No Funding Required
File Number UTD24-0234
Comm. Dist. 3
Recommendation Approve

Public Safety - Corrections

- C40 Fourth Amendment to Video Visitation Service Agreement – ICS Corrections, Inc. – No Funding Required
File Number COR24-0013
Comm. Dist. All
Recommendation Approve
- C41 Seventh Amendment to Second Amended and Restated Inmate Telephone Service Agreement – ICS Corrections, Inc. – No Funding Required
File Number COR24-0014
Comm. Dist. All
Recommendation Approve
- C42 Second Amendment to Interlocal Agreement – Hernando County Sheriff's Office – Housing Inmates in the Hernando County Detention Center – \$2,737,500.00
File Number COR24-0015
Comm. Dist. All
Recommendation Approve

Public Safety - Fire Rescue

- C43 Approve License Agreement Between the United States Coast Guard Auxiliary Flotilla 11-6 and Pasco County - Facilitate Use of the Operations Center and Dock for the Pasco County Fire Rescue Fire Boat - \$7,200.00
File Number FR24-1378
Comm. Dist. All
Recommendation Approve

Public Services - Community Development

- C44 Agreement for State Housing Initiative Partnership Program, CSFA 40.901 – Catholic Charities, Diocese of St. Petersburg – State Housing Initiatives Partnership (SHIP) Development Project – \$100,000.00
File Number CD24-0099
Comm. Dist. All
Recommendation Approve

Public Services - Community Services

- C45 Funding Agreement – United Way of Pasco County, Inc. – Gap Funding Intended for Veterans Experiencing Hardships (G.I.V.E.) Program - \$15,000.00
File Number HS24-0008
Comm. Dist. All
Recommendation Approve
Public Services - Libraries

- C46 Appointment to the Pasco County Library Advisory Board – Bobbi Jo Jarvis – Member Appointment – No Funding Required
File Number LI24-0013
Comm. Dist. 1
Recommendation Approve

Public Services - Parks, Recreation and Natural Resources

- C47 A Resolution By The Board Of County Commissioners Of Pasco County, Florida, Establishing A Preliminary Non-Ad Valorem Special Assessment Rate for The Oaks Park Municipal Service Benefit Unit – No Funding Required
File Number PRN24-0095
Comm. Dist. 3
Recommendation Approve

C48 Addition of the Berry Property, Parcel ID No. 09-24-17-0000-00400-0000 – Parks, Recreation, and Natural Resources Department – Environmental Lands Acquisition and Management Program Acquisition List – No Funding Required

File Number PRN24-0104

Comm. Dist. 5

Recommendation Approve

C49 Gold Star Families Memorial Monument – Woody Williams Foundation – Memorial Monument at Veterans Memorial Park – No Funding Required

File Number PRN24-0109

Comm. Dist. 5

Recommendation Approve

C50 Gold Star Families Memorial Monument – Woody Williams Foundation – Memorial Monument at Wesley Chapel District Park – No Funding Required

File Number PRN24-0110

Comm. Dist. 2

Recommendation Approve

Public Services - Public Transportation

C51 Piggyback Purchase of Four Heavy-Duty Transit Vehicles – Gillig, LLC – Capital Replacement – Federal Transit Administration Funding: \$2,616,616.00 – No Local Match Required

File Number PT24-0015

Comm. Dist. All

Recommendation Approve

Public Services - Support Services

C52 Appointment of Task Force Member – Pasco County Opioid Task Force – Two-Year Term Appointment – No Funding Required

File Number SPS24-0009

Comm. Dist. All

Recommendation Approve

Regular

Development Services - Planning and Economic Growth

- R53 Economic Development Agreement - MU Landco Liquidating Company & SF Landco Liquidating Company, LLC. - Infrastructure Funding and Economic Incentive - \$29,269,623.00
File Number PEG24-0338
Comm. Dist. 1
Recommendation Approve

The item was approved per Staff's recommendation.

Miscellaneous Business - District One - Commissioner Oakley

- Chairman Oakley displayed photos and spoke regarding the recent Pasco County Law Enforcement Officers Memorial Service that was held, that the memorial was almost done, the statue they were waiting on, the artist, the plans for the dedication of the statue, and the wreath.

Miscellaneous Business - District Two - Commissioner Weightman

- No items.

Miscellaneous Business - District Three - Commissioner Starkey

- Absent.

Miscellaneous Business - District Four

- Vacant.

Miscellaneous Business - District Five - Commissioner Mariano

- Commissioner Mariano displayed photos and spoke regarding Merrell Bros., their release of the Florida green fertilizer, their work with the Country of Jordan, a presentation that was provided and topics covered, a new building that was coming up, the Waste-to-Energy Plant, a gift that was presented, the process stages, and the impressiveness of the facility.

Mr. Carballa spoke regarding the bio solids facility and the innovation Merrell Bros. had brought to the County.

Commissioner Mariano spoke regarding a facility in Lee County, the County's facility, and costs.

- He displayed photos and spoke regarding Permitting Day, a previous Resolution that was passed to help people with permits, the people who volunteered to help citizens, the potential for another event at Regency Park Library, a man who had been struggling with approval for the railing on his steps, and technology that helped save time.

Discussion was held regarding the issues the man had with his steps; that it was up to Code; and the volunteers.

- He spoke regarding a Tampa Bay Builders Association Conference that was held, the speakers who presented, additional dwelling units, his request for it to be looked into, benefits to people, and a document that he shared with the Board.
- He spoke regarding the Ranch Road project at Palm Lake Terrace, that the entire area would be in better shape in the next two weeks, and that the entire team had done a phenomenal job.

Miscellaneous Business - County Administrator

- Mr. Carballa thanked the Board for the recognition of team members. He spoke regarding the Resolutions that were presented earlier in the day and the review of budgets prior to the Workshop in June.

Miscellaneous Business - County Attorney

- No items.

Miscellaneous Business - Clerk and Comptroller

- Ms. Alvarez-Sowles spoke regarding the partnership with the Pasco County School Board for the display of student artwork in the east and west courthouses, the artwork that was changed each year in late April, the artist reception that was hosted, her invitation to the Board to visit, and the comment cards that were available. She noted her appreciation to Pasco County Schools for the ability to host the event.

Commissioner Weightman spoke regarding the excitement of students to show off their work, those who attended the event, and the great job that was done with the event.

Miscellaneous Business - Sheriff

- Absent.

THE BOARD RECESSED AT 11:55 A.M. AND RECONVENED AT 1:31 P.M. ALL COMMISSIONERS WERE PRESENT WITH THE EXCEPTION OF COMMISSIONER STARKEY WHO WAS ABSENT.

Public Hearings

Public Hearings at 1:30 p.m.

Mr. Steinsnyder reviewed 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 P60, P61, P62, P63, and P64.

P54 (Continuance) 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 Continuance Requested

Approved to continue the item to the May 21, 2024 Board of County Commissioners meeting at 1:30 p.m. in New Port Richey.

P55 Zoning Amendment (Continuance) – SR 54 and Lake Crystal MPUD Master Planned Unit Development – Interstate Homes LLC.,et al. – A Rezoning Request from a C-2 General Commercial District to an Master Planned Unit Development District to Allow for the Maximum Development of 300 Multi-Family Dwelling Units, 7,000 SF of Office, and 7,000 Square Foot of Retail Or 160,000 Square Foot of Commercial on Approximately 14.55 Acres
File Number PEG24-7694
Comm. Dist. 1
Recommendation Continuance Requested

Approved to continue the item to the July 9, 2024 Board of County Commissioners meeting at 1:30 p.m. in Dade City.

P56 Zoning Amendment (Continuance) – Harvest Commons VOPH Master Planned Unit Development - Galvin VOPH, LLC – A Rezoning Request from A-C to MPUD Master Planned Unit Development and a Substantial Modification to Add 111.05 Acres and 584 Dwelling Units and Associated Infrastructure to the Harvest Commons VOPH MPUD for a total of 860 Dwelling Units on Approximately 233.4 Acres Located within Village C of the Villages of Pasadena Hills
File Number PEG24-7720
Comm. Dist. 1
Recommendation Continuance Requested

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

P57 Zoning Amendment (Continuance) – Grandview MPUD Master Planned Unit Development - Galvin VOPH, LLC – A Substantial Modification to Allow for the Development of 500 Multi-Family Dwelling Units, 400,000 Square Feet of Commercial Uses, 100,000 Square Feet of Office Uses, and Associated Infrastructure on Approximately 50 Acres, Located in Village D Within the Villages of Pasadena Hills
File Number PEG24-7772
Comm. Dist. 1
Recommendation Continuance Requested

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

P58 Zoning Amendment (Continuance) – Harvest Hills South VOPH MPUD Master Planned Unit Development - Galvin VOPH, LLC – Proposed is a Substantial Modification to Consolidate Two Previously Approved VOPH MPUDs Into a Single VOPH MPUD to Allow for 515 Single-Family Dwelling Units, 375 Multi-Family Dwelling Units, 62,073 Square Feet of Commercial, 40,000 Square Feet of Office, and Associated Infrastructure on Approximately 161 Acres, Located in Village D Within the Villages of Pasadena Hills
File Number PEG24-7773
Comm. Dist. 1
Recommendation Continuance Requested

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

P59 Zoning Amendment (Continuance) – Harvest Hills North VOPH MPUD Master Planned Unit Development - Galvin VOPH, LLC – Proposed is a Substantial Modification to Consolidate Two Previously Approved VOPH MPUDs Into a Single VOPH MPUD to Allow for 923 Single Family Dwelling Units, 700 Multi-Family Dwelling Units, 107,811 Square Feet of Commercial, 60,000 Square Feet of Office, and Associated Infrastructure on Approximately 417.18 Acres Located in Villages B and D within the Villages of Pasadena Hills
File Number PEG24-7774
Comm. Dist. 1
Recommendation Continuance Requested

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

P60 Zoning Amendment (Consent) – Orange State MPUD Master Planned Unit Development - Orange State Enterprises, Inc. – A Substantial Modification to the Approved Orange State MPUD Master Planned Unit Development to Allow the Development of 11 Townhomes on Approximately 3.07 Acres
File Number PEG24-7737
Comm. Dist. 2
Recommendation Approval with Conditions

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

- P61 Zoning Amendment (Consent) - 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 and Located on the East Side of Pasco County
- File Number** PEG24-7639
- Comm. Dist.** 1
- Recommendation** Approval with Conditions

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

- P62 Zoning Amendment Substantial Modification (Consent) – Anclore River Resort MPUD Master Planned Unit Development – Anclore River Resort, LLC – A Rezoning Request from an A-R Agricultural-Residential Zoning District and MPUD Master Planned Unit Development District to an MPUD Master Planned Unit Development District to Incorporate 2.57 Acres to the Existing Anclore River Resort MPUD
- File Number** PEG24-7702
- Comm. Dist.** 3
- Recommendation** Approval with Conditions

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

- P63 Zoning Amendment (Consent) - 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, 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** Approval with Conditions

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

P64 Development Agreement (Consent) – Chapel Crossings MPUD Master Planned Unit Development – Thornwood Associates LLC – Proposed is a Modification to the Development Agreement (DA) for the Chapel Crossings MPUD to Clarify Terms and Conditions Therein
File Number PEG24-0295
Comm. Dist. 1
Recommendation Approve

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

P65 Zoning Amendment (Regular) – 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 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.

P66 Petition to Vacate a Portion of Platted Right-of-Way (Regular) – Sunset Lane – Jason and Sarah Baker – No Funding Required
File Number FAC24-0087
Comm. Dist. 1
Recommendation Approve

Approved the item per Staff's recommendation.

Noted Items

Agenda items N67 through N134 were noted with the exception of N124 which had been withdrawn.

Agendas and Minutes

- N67 Gulf Harbors Advisory Board Meeting Minutes - February 6, 2024
File Number NI24-0665
Comm. Dist. 3
Recommendation Receive and File
- N68 Board of County Commissioners Workshop (BCC WKSHP) Meeting Minutes – March 5, 2024
File Number NI24-0729
Comm. Dist. All
Recommendation Receive and File
- N69 Environmental Lands Acquisition Selection Committee (ELASC) Meeting Minutes – January 24, 2024
File Number NI24-0730
Comm. Dist. All
Recommendation Receive and File
- N70 Environmental Lands Acquisition Selection Committee (ELASC) Meeting Minutes – November 15, 2023
File Number NI24-0731
Comm. Dist. All
Recommendation Receive and File
- N71 Metropolitan Planning Organization (MPO) Meeting Minutes – January 11, 2024
File Number NI24-0732
Comm. Dist. All
Recommendation Receive and File
- N72 Metropolitan Planning Organization (MPO) Meeting Minutes – February 8, 2024
File Number NI24-0733
Comm. Dist. All
Recommendation Receive and File
- N73 Planning Commission (PC) Meeting Minutes – February 8, 2024
File Number NI24-0734
Comm. Dist. All
Recommendation Receive and File
- N74 Planning Commission (PC) Meeting Minutes – December 7, 2023
File Number NI24-0735
Comm. Dist. All
Recommendation Receive and File

N75 RESTORE Act Advisory Committee (RESTORE) Meeting Minutes – November 30, 2023

File Number NI24-0736

Comm. Dist. All

Recommendation Receive and File

N76 Tourist Development Council (TDC) Meeting Minutes – January 17, 2024

File Number NI24-0737

Comm. Dist. All

Recommendation Receive and File

N77 Tourist Development Council (TDC) Meeting Minutes – February 21, 2024

File Number NI24-0738

Comm. Dist. All

Recommendation Receive and File

Miscellaneous

N78 Execution of Agreement with Ernst & Young U.S., LLP, for Referenced Solicitation No. IFB-LK-23-162 Pasco County Economic Development Plan Consulting Services

File Number NI24-0658

Comm. Dist. All

Recommendation Receive and File

N79 Change Order No. 1 to Task Order No. ED023-015 – Ayres Associates Inc. – 17th Street Sidewalk (North Avenue to Lock Street) Design and Post Design Services (TED24-0059)

File Number NI24-0537

Comm. Dist. 1

Recommendation Receive and File

N80 Task Order No. 1-24 – Ardurra Group, Inc. – Engineering Services for the Pasco County Hudson Water Works Wellhead Protection Modeling Study (PCU 24-005.00)

File Number NI24-0666

Comm. Dist. 5

Recommendation Receive and File

N81 Task Order No. 7 – Stantec Consulting Services Inc. – Water and Wastewater Sufficiency Analysis (PIFBA24-0244)

File Number NI24-0659

Comm. Dist. All

Recommendation Receive and File

- N82 Receive Right-of-Way (ROW) Performance Guarantee Surety Bond No. ES00008132 – Lennar Homes, LLC (Developer) – New Port Corners Phases 1A and 1B (Milling and Paving Approximately 4500 Linear Feet of Osteen Road), Permit No. ROW-2022-0815 (PMB24-008)
File Number NI24-0334
Comm. Dist. 4
Recommendation Receive and File
- N83 Receive Right-of-Way (ROW) Performance Guarantee Surety Bond No. ES00008133 – Lennar Homes, LLC (Developer) – New Port Corners Phases 1A & 1B (Approximately 1500 Linear Feet of New Pavement on Dusty Lane), Permit No. ROW-2022-0812 (PMB24-009)
File Number NI24-0335
Comm. Dist. 4
Recommendation Receive and File
- N84 Receive Right-of-Way (ROW) Performance Guarantee Surety Bond No. 5073405 – HBWB Development Services, LLC (Developer) – Mirada Parcel 15B (Intersection Improvements at Kenton Road and Surrey Rose Drive), Permit No. ROW-2022-0427 (PMB24-010)
File Number NI24-0336
Comm. Dist. 1
Recommendation Receive and File
- N85 Receive Right-of-Way (ROW) Performance Guarantee Surety Bond No. PB03010409609 – Taylor Morrison of Florida, Inc. (Developer) – Fairwinds Road Utility Extension (from Colony Road to Meadow Golf Avenue), Permit No. ROW-2023-00482 (PMB24-018)
File Number NI24-0337
Comm. Dist. 5
Recommendation Receive and File
- N86 Release of the Right-of-Way (ROW) Performance Guarantee Surety Bond No. SUR0071399 – Taylor Morrison of Florida, Inc. (Developer) – River Landing Phase 2 & 3, Temporary Construction Entrance, Permit No. 2021-00651 (PMB24-019)
File Number NI24-0633
Comm. Dist. 2
Recommendation Receive and File
- N87 Release of Performance Guarantee No. 6213000996 – Epperson North Community Development District (Developer) – Epperson North Village E-2 (PMB24-022)
File Number NI24-0634
Comm. Dist. 1
Recommendation Receive and File

- N88 Release of the Right of Way (ROW) Maintenance Guarantee Surety Bond No. 107167488 – Maven Parc Holdings, LLC (Developer) – Maven Parc Phase 1 Right of Way Improvements, Permit No. 37387 (PMB24-023)
File Number NI24-0635
Comm. Dist. 2
Recommendation Receive and File
- N89 Release of Performance Guarantee Surety Bond No. 51000432 and Receive Maintenance Guarantee Surety Bond No. 0256681 – Goldenranch Properties, LLC (Developer) – Union Park Phase SC and SD (PMB24-029)
File Number NI24-0636
Comm. Dist. 2
Recommendation Receive and File
- N90 Release of Performance Guarantee Surety Bond No. EACX137000030 and Receive Maintenance Guarantee Surety Bond No. 0255798 – Goldenranch Properties, LLC (Developer) – Union Park Phase 7A and Oldwoods Avenue Extension Phases 1, 2, 3 and 4A (PMB24-030)
File Number NI24-0637
Comm. Dist. 2
Recommendation Receive and File
- N91 Receive Right-of-Way (ROW) Performance Guarantee Surety Bond No. 999283686 and Associated Rider – DRP Company of Alabama, Inc. (Developer) – Sherwin Williams-Pasco (Construction of Driveway and Open Cut Water Service Crossing), Permit No. ROW-2023-00494 (PMB24-034)
File Number NI24-0638
Comm. Dist. 2
Recommendation Receive and File
- N92 Release of Maintenance Guarantee – Forestar (USA) Real Estate Group, Inc. – Avalon Park West North Phase 1A (PCU98-165.22)
File Number NI24-0493
Comm. Dist. 2
Recommendation Receive and File
- N93 Task Order No. 14 – Stantec Consulting Services Inc. – Water and Wastewater Revenue Sufficiency Analysis (PIFBA24-0245)
File Number NI24-0660
Comm. Dist. All
Recommendation Receive and File

- N94 Release of Maintenance Guarantee – Union Park East Community Development District – Union Park 7F2 (PCU07-261.31)
File Number NI24-0494
Comm. Dist. 2
Recommendation Receive and File
- N95 Release of Maintenance Guarantee – Forestar (USA) Real Estate Group, Inc. – Ashberry Village Phase 2B (PCU06-241.12)
File Number NI24-0495
Comm. Dist. 2
Recommendation Receive and File
- N96 Release of Maintenance Guarantee – Len-Angeline, LLC and North AR-1 of Pasco Community Development District – Angeline Agrihood Center (PCU19-104.08)
File Number NI24-0496
Comm. Dist. 4
Recommendation Receive and File
- N97 Release of Performance Guarantee Surety Bond No. 70NGP184845 (Landscaping) and Partial Performance Bond No. 70NGP185095 and Receive Maintenance Guarantee Surety Bond No. 47SUR300214010735 – Clayton Properties Group, Inc. d/b/a Highland Homes (Developer) – Chapel Creek Villages 3 and 6 (PMB24-032)
File Number NI24-0639
Comm. Dist. 1
Recommendation Receive and File
- N98 Receive Right-of-Way (ROW) Performance Guarantee Surety Bond No. 30200745 – Pulte Home Company, LLC (Developer) – Watergrass Parkway and Wells Road Phase 1 (approximately 2800 Linear Foot of Roadway Improvements to Watergrass Parkway and Approximately 273 Linear Foot of Roadway Improvements to Overpass Road), Permit No. ROW-2023-00520 (PMB24-035)
File Number NI24-0640
Comm. Dist. 1
Recommendation Receive and File
- N99 Receive Right-of-Way (ROW) Performance Guarantee Surety Bond No. 72BSBIY6200 – Lennar Homes, LLC (Developer) – Mirada Lagoon Villas and Amenity Area (Offsite Left Turn Lane Improvements), Permit No. ROW-2023-00102 (PMB23-096)
File Number NI24-0641
Comm. Dist. 1
Recommendation Receive and File

- N100 Receive the Right-of-Way (ROW) Performance Guarantee Surety Bond No. EACX4039669 – Henley Residences, LLC (Developer) – Livano at Sunlake (Water and Sewer Utility Tap Under Henley Road), Permit No. ROW-2023-00684 (PMB24-036)
File Number NI24-0642
Comm. Dist. 4
Recommendation Receive and File
- N101 Release of Maintenance Guarantee – Pulte Home Company, LLC – Bexley North Parcel 5 Phase 4A (PCU02-218.50)
File Number NI24-0497
Comm. Dist. 4
Recommendation Receive and File
- N102 Release of Maintenance Guarantee – Epperson North Community Development District – Curley Road Utilities - Elam Road to Tyndall Road Phase 2 (PCU19-103.58)
File Number NI24-0498
Comm. Dist. 1
Recommendation Receive and File
- N103 Release of Maintenance Guarantee – Mirada Community Development District – Mirada Parcel 20, Phase 2 (PCU15-107.12)
File Number NI24-0500
Comm. Dist. 1
Recommendation Receive and File
- N104 Release of Maintenance Guarantee – M/I Homes of Tampa, LLC – RLE Overpass Phase 1 (PCU08-167.14)
File Number NI24-0501
Comm. Dist. 1
Recommendation Receive and File
- N105 Release of Maintenance Guarantee – Mirada Community Development District – Mirada Active Adult Phase 1B and 1F (PCU17-112.08)
File Number NI24-0502
Comm. Dist. 1
Recommendation Receive and File
- N106 Release of Maintenance Guarantee – Campbell US 52 Property, LLC – Conner Crossings (PCU21-103.07)
File Number NI24-0503
Comm. Dist. 1
Recommendation Receive and File

- N107 Release of Maintenance Guarantee – Len-Angeline, LLC – SR52 Force Main Extension (PCU19-104.05)
 File Number NI24-0504
 Comm. Dist. 4,5
 Recommendation Receive and File
- N108 Release of Maintenance Guarantee – NNP-Bexley, LLC – Bexley South 4.4 and North 3.1 Phase B (PCU02-218.41)
 File Number NI24-0505
 Comm. Dist. 4
 Recommendation Receive and File
- N109 Release of Maintenance Guarantee – DHIC-Grove West, LLC – Oakley Town Homes (PCU20-104.01)
 File Number NI24-0506
 Comm. Dist. 2
 Recommendation Receive and File
- N110 Release of Maintenance Guarantee – CF GTIS Pasadena Point, LLC – Pasadena Point Barlow MPUD Phase I (PCU20-108.02)
 File Number NI24-0507
 Comm. Dist. 1
 Recommendation Receive and File
- N111 Release of Maintenance Guarantee – M/I Homes of Tampa, LLC – Talavera 2A1 & 2A2 (PCU03-245.07)
 File Number NI24-0508
 Comm. Dist. 5
 Recommendation Receive and File
- N112 Release of Maintenance Guarantee – Pulte Home Company, LLC – Bexley North Parcel 5 Phase 4C (PCU02-218.52)
 File Number NI24-0509
 Comm. Dist. 4
 Recommendation Receive and File
- N113 Acceptance of Utility Improvements and Maintenance Guarantee – North AR-1 of Pasco Community Development District and Len-Angeline, LLC – Angeline Phase 3B-1 (PCU19-104.19)
 File Number NI24-0510
 Comm. Dist. 4
 Recommendation Receive and File

- N114 Acceptance of Utility Improvements and Maintenance Guarantee – Wesley Chapel Owner, LLC – Old Pasco Road Townhomes (PCU20-103.37)
File Number NI24-2510
Comm. Dist. 2
Recommendation Receive and File
- N115 Acceptance of Utility Improvements and Maintenance Guarantee – Epperson North Community Development District and Epperson North, LLC – Epperson North Village A-1C (PCU04-102.82)
File Number NI24-0512
Comm. Dist. 1
Recommendation Receive and File
- N116 Acceptance of Utility Improvements and Maintenance Guarantee – Pulte Home Company, LLC – Law Property Phase 1 a/k/a Whispering Pines Phase 1 (PCU17-114.02)
File Number NI24-0513
Comm. Dist. 4
Recommendation Receive and File
- N117 Release of Maintenance Guarantee – American Homes 4 Rent TRS, LLC – Bridge Haven Residential (PCU06-232.02)
File Number NI24-0514
Comm. Dist. 2
Recommendation Receive and File
- N118 Receive the Right-of-Way (ROW) Performance Guarantee Surety Bond No. 30204982 – Lennar Homes, LLC (Developer) – Bellamy Brothers Boulevard from State Road 52 to 1 Mile North of State Road 52 (Reconstruct Roadway with Paved Shoulders and Northbound and Southbound Turn Lanes at 2 Project Entrances but Not Middle 1,000 Feet, Construct Sidewalks, and Install Water, Reclaimed Water and Force Main Lines), Permit No. ROW 2023-00227 (PMB24-038)
File Number NI24-0643
Comm. Dist. 1
Recommendation Receive and File
- N119 Receive the Right-of-Way (ROW) Performance Guarantee Surety Bond No. 024272494 – Lennar Homes, LLC (Developer) – Wiregrass Ranch M21 (Milling, Paving and Widening of the Existing Service Road), Permit No. ROW-2023-00417 (PMB24-041)
File Number NI24-0644
Comm. Dist. 2
Recommendation Receive and File

- N120 Release of Maintenance Guarantee – Taylor Morrison of Florida, Inc. – Esplanade at Starkey Ranch Phase 4 (PCU06-139.54)
File Number NI24-0515
Comm. Dist. 3
Recommendation Receive and File
- N121 Release of Maintenance Guarantee – 29:11 Mirada, LLC – Market at Mirada (PCU15-107.33)
File Number NI24-0516
Comm. Dist. 1
Recommendation Receive and File
- N122 Release of Maintenance Guarantee – Pasco County Associates III, LLLP – Winding Ridge Phase 4 (PCU00-230.06)
File Number NI24-0517
Comm. Dist. 2
Recommendation Receive and File
- N123 Pasco County Corrections Department Compliance with Florida State Statute 553.865 and Supporting Documents
File Number NI24-0667
Comm. Dist. All
Recommendation Receive and File
- N124 Fully-executed Subrecipient Agreements - Opioid Treatment, Prevention, and Recovery Funding - No Funding Required
File Number NI24-0687
Comm. Dist. All
Recommendation Receive and File

The item was withdrawn.

- N125 Pasco County Corrections Department Notice of Re-Accreditation NCCHC
File Number NI24-0688
Comm. Dist. All
Recommendation Receive and File
- N126 Byrd Drive & Gunn Highway Traffic Signal Design & Post Design Services – DRMP, Inc. (TED24-0026)
File Number NI24-0538
Comm. Dist. 3
Recommendation Receive and File

N127	CD24-0098 - CD22-0149 - CDBG Community Development Block Grant - Youth and Family Alternatives, Inc. FY 23 - March 14, 2024 File Number NI24-0739 Comm. Dist. All Recommendation Receive and File
N128	FAC24-1057 - Change Order No. 1 to Task Order No. FM23-017 - The Lunz Group, LLC - McKendree Fleet Expansion - \$7,000.00 - March 5, 2024 File Number NI24-0740 Comm. Dist. All Recommendation Receive and File
N129	FAC24-1061 - CCD 020 - Moss & Associates - Construction Change Directive - County Jail Addition - \$300,000.00 - February 28, 2024 File Number NI24-0741 Comm. Dist. All Recommendation Receive and File
N130	FAC24-1065 - AAR No. 2 - Hap Clark 3rd Floor Renovations & SOE Suite Renovation - Bandes Construction Company, Inc. - \$5,738.51 - March 7, 2024 File Number NI24-0742 Comm. Dist. All Recommendation Receive and File
N131	FAC24-1075 - CCD 021 Moss & Associates - Construction Change Directive - County Jail Addition - \$406,000.00 - March 26, 2024 File Number NI24-0743 Comm. Dist. All Recommendation Receive and File
N132	FAC24-1079 - PCI BT0236 - Door Hardware Changes Per RFI0392 - County Jail Addition - \$1,107.04 - March 28, 2024 File Number NI24-0744 Comm. Dist. All Recommendation Receive and File
N133	FAC24-1080 - PCI BT0274 - Add Wall Panels in Room K220 - County Jail Addition - \$3,953.48 - March 28, 2024 File Number NI24-0745 Comm. Dist. All Recommendation Receive and File

N134 Notice to Proceed - Wesley Chapel Library - Bandes Construction Company, Inc. - April 1, 2024
File Number NI24-0746
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 1:58 p.m.

Prepared by: Meaghan Legnini, Operations Lead, Board Records Division