

County Commissioners

Honorable Chairman Ronald E. Oakley, District 1
Honorable Seth Weightman, District 2
Honorable Vice Chairman Kathryn Starkey, District 3
Honorable Lisa Yeager, District 4
Honorable Jack Mariano, District 5

Clerk & Comptroller

Honorable Nikki Alvarez-Sowles, Esq.

County Administrator

Mike Carballa, P.E.

County Attorney

Jeffrey N. Steinsnyder, Esq.

Pasco County Commission Agenda

Tuesday, June 4, 2024

10:00 AM



Historic Pasco County Courthouse, Board Room, 2nd Floor
37918 Meridian Avenue, Dade City, Florida 33525

This meeting will be broadcast live on the [County's website](#), [YouTube channel](#), and Frontier Channel 42 and Spectrum Channel 643 (only for residents living in Pasco County).

Please silence all electronic devices.

- 10:00 a.m. - **Public Comment.** All resolutions will be presented after Public Comment.
- **Consent and Regular**
- 12:00 p.m. - Recess
- 1:30 p.m. - **Public Hearings.** Following the Public Hearings, the County Commission will complete any unfinished items from the 10:00 a.m. session.

The County Commission Agenda comprises four sections:

Public Comment is the section when individuals can comment on matters that the Board has before it for consideration. Everyone is limited to three minutes for such comments. A timer will sound at two minutes to indicate that you have one minute remaining. The

Consent section contains numerous routine matters that require the approval of the County Commission but do not require discussion. Prior to voting on the Consent portion of the agenda a County Commissioner, the County Administrator, or the County Attorney may request an item be removed from the Consent portion for discussion, correction, or withdrawal. All remaining items on Consent are approved by the County Commission with a single motion and vote. The **Regular** section consists of items for approval by the County Commission that require discussion, motions, and votes on an item-by-item basis. Beginning at 1:30 p.m., the final section of the agenda is **Public Hearings**, which are advertised items, including rezonings, land use amendments, ordinance adoptions and revisions. Comments by the public are allowed on each item.

Any person desiring to appeal any decision made by the Planning Commission or Board of County Commissioners with respect to any matter considered at any meeting or hearing will need a record of the proceedings and may need to ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which the appeal is to be based. For this meeting, persons may obtain a verbatim record of the proceeding by contacting the Clerk and Comptroller's office, East Pasco Government Center, 14326 6th Street, Suite 201, Dade City, Florida 33523-3414; or at (352)521-4345.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the County's Human Resources Department, Internal Services Building, 7536 State Street, New Port Richey, FL 34654; (727) 847-8030 (V) at least 7 days before the public hearing, or immediately upon receiving this notification if the time before the public hearing is less than 7 days; if you are hearing or voice impaired, call 711.

Call To Order

Invocation

Pledge of Allegiance

Roll Call

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.

Resolutions

Commissioners Items - Chairman Oakley

- RS1 (11:00 a.m. Time Certain) A Resolution By The Board Of County Commissioners Of Pasco County, Florida, Declaring The Week Of June 2-8, 2024, As Reading With The Rays Week In Pasco County
- File Number** CAO24-5151
Comm. Dist. All
Recommendation Approve

Commissioners Items - Commissioner Weightman

- RS2 A Resolution By The Board Of County Commissioners Of Pasco County, Florida, Commending Peter Hanzel For Nine Years Of Service As A Member Of The Pasco County Planning Commission
- File Number** CAO24-5150
Comm. Dist. All
Recommendation Approve

Commissioners Items - Commissioner Mariano

- RS3 A Resolution By The Board Of County Commissioners Of Pasco County, Florida, Congratulating Nine Athletes And The Coaching Staff From The Hudson High School Cheerleading Team For Winning At The ICU World Championship
- File Number** CAO24-5152
Comm. Dist. All
Recommendation Approve

Consent

Constitutional Officers - Clerk and Comptroller

- C4 A Resolution By The Board Of County Commissioners Of Pasco County, Florida, Expressing Appreciation To Donalee Schmidt, Deputy Clerk For The Office Of The Clerk & Comptroller, For Her Thirty-Five Years of Outstanding Service To Pasco County
- File Number** CO24-0171
Comm. Dist. All
Recommendation Approve
- C5 Clerk and Comptroller's Office - Fiscal Year 2024-2025 Proposed Budget
- File Number** CO24-0166
Comm. Dist. All
Recommendation Receive and File

Constitutional Officers - Clerk - Minutes Approval

- C6 Annotated Minutes - Board of County Commissioners Regular Meeting/Rezoning - April 10, 2024 10 A.M.
- File Number** CO24-0169

Comm. Dist. All
Recommendation Approve

Constitutional Officers - Clerk - Minutes Distribution

- C7 Annotated Minutes - Board of County Commissioners Regular Meeting/Rezoning - April 23, 2024 - 10 A.M.
File Number CO24-0170
Comm. Dist. All
Recommendation Receive and File

Constitutional Officers - Clerk - Financial Matters

- C8 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 CO24-0165
Comm. Dist. All
Recommendation Approve

Constitutional Officers - Sheriff

- C9 Sheriff's Office - Fiscal Year 2024-2025 Proposed Budget
File Number CO24-0167
Comm. Dist. All
Recommendation Receive and File

Constitutional Officers - Supervisor of Elections

- C10 Supervisor of Elections Office - Fiscal Year 2024-2025 Proposed Budget
File Number CO24-0168
Comm. Dist. All
Recommendation Receive and File

Legislative/Administrative - County Administrator

- C11 Commission on the Status of Women – Stefanie Pontlitz – Appointment of Nomination – No Funding Required
File Number CA24-5018
Comm. Dist. All
Recommendation Approve
- C12 Commission on the Status of Women – Claudia Vazquez – Appointment of Nomination – No Funding Required
File Number CA24-5019
Comm. Dist. All
Recommendation Approve

Legislative/Administrative - Organizational Performance Management

- C13 RESTORE Act Advisory Committee Appointments - Andrea Brvenik, Esq,

Paige Konger Henry, and Mike Malacos - Appointment

File Number OPM24-1006

Comm. Dist. All

Recommendation Approve

Development Services - Planning and Economic Growth

C14 Amendment to the Villages of Pasadena Hills Global Funding and Escrow Agreement

File Number PEG24-0325

Comm. Dist. 1

Recommendation Approve

C15 Amendment to County Utility Projects Joint Funding Agreement

File Number PEG24-0326

Comm. Dist. 1

Recommendation Approve

Internal Services - Emergency Management

C16 Interlocal Agreement – Town of St. Leo – Disaster Response and Recovery Services - No Funding Required

File Number OEM24-0037

Comm. Dist. 1

Recommendation Approve

C17 Interlocal Agreement – City of Port Richey – Disaster Response and Recovery Services - No Funding Required

File Number OEM24-0039

Comm. Dist. 4, 5

Recommendation Approve

Internal Services - Facilities Management

C18 Accept Drainage Easement – CRCG ONE, LP – Mirada Parcel 4 Phase 2 – No Funding Required

File Number FAC24-0121

Comm. Dist. 1

Recommendation Approve

C19 Accept Drainage Easement – Isabel Casal and Jorge Casal – Cornell Court Drainage Project – No Funding Required

File Number FAC24-0137

Comm. Dist. 5

Recommendation Approve

C20 Request to Declare Surplus and Convey Real Property to City of Port Richey – Agreement for Sale and Purchase of Real Property - 5219 Miller Bayou Drive – Revenue - \$10.00

File Number FAC24-0154

BCC Agenda

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Comm. Dist. 5
Recommendation Approve

- C21 Accept Drainage Easement – NHC-FL133, LLC – Port Richey Northern Outfall Drainage Improvement Project

File Number FAC24-0162
Comm. Dist. 4
Recommendation Approve

- C22 Accept Deed and Adopt Resolution Cancelling Taxes – LNR3 AIV, LLC. – Connerton Boulevard 2nd Extension – No Funding Required

File Number FAC24-0170
Comm. Dist. 2
Recommendation Approve

- C23 Amendment No. 2 to Construction Management At Risk Agreement RFP-KM-20-032 for Jail Expansion - Moss & Associates, LLC - Increase the Guaranteed Maximum Price and the Project Budget, Establish and Add Funds to Owner's Contingency, and Add 102 Calendar Days to Contract Time - \$5,889,000.00

File Number FAC24-0116
Comm. Dist. 2
Recommendation Approve

Public Infrastructure - Fiscal and Business Administration

- C24 Additional Purchase Authority – Graybar Electric Company, Inc. – As Needed Electrical Parts and Supplies – \$325,000.00

File Number PIFBA24-0300
Comm. Dist. All
Recommendation Approve

Public Infrastructure - Public Works

- C25 Interlocal Agreement – Pasco County and Tampa Bay Water – Buzzard Lake Stormwater Conveyance Project (SW-884) – \$544,000.00

File Number PW24-0055
Comm. Dist. 5
Recommendation Approve

- C26 Cooperative Funding Agreement Award No. 24CF0004300 – Southwest Florida Water Management District – Trout Creek Watershed Management Plan (Q391) – \$385,000.00

File Number PW24-0060
Comm. Dist. 1, 2
Recommendation Approve

Public Infrastructure - Transportation Engineering

- C27 Recording of Plat with a Performance Guarantee – Len-Angeline, LLC – Angeline Phase 4A (263 Residential Lots on 83.72 Acres on the South Side of

Grand Live Oak Boulevard Approximately 0.74 Miles South of State Road 52) – No Funding Required

File Number TED24-0141

Comm. Dist. 4

Recommendation Approve

- C28 Recording of Plat with a Performance Guarantee – Len-Angeline, LLC – Angeline Phase 4B (149 Residential Lots on 90.69 Acres on the East Side of North Sunlake Boulevard Approximately 1.29 Miles South of State Road 52) – No Funding Required

File Number TED24-0142

Comm. Dist. 4

Recommendation Approve

- C29 Recording of Plat with a Performance Guarantee – Len-Angeline, LLC – Angeline Phase 4F (107 Residential Lots on 70.61 Acres on the East Side of North Sunlake Boulevard Approximately 1.77 Miles South of State Road 52) – No Funding Required

File Number TED24-0143

Comm. Dist. 4

Recommendation Approve

- C30 Recording of Plat with a Performance Guarantee – Thornwood Associates, LLC – Chapel Crossings Parcel A (129 Residential Lots on 55.018 Acres on the North Side of Zephyrhills Bypass Approximately 0.18 Miles North of State Road 54) – No Funding Required

File Number TED24-0144

Comm. Dist. 1

Recommendation Approve

- C31 Recording of Plat with a Performance Guarantee – Thornwood Associates, LLC – Chapel Crossings Parcel B (62 Residential Lots on 52.743 Acres on the North Side of Zephyrhills Bypass Approximately 0.55 Miles North of State Road 54) – No Funding Required

File Number TED24-0145

Comm. Dist. 1

Recommendation Approve

- C32 Recording of Plat with Performance Guarantees – Brookfield Holdings, LLC and EPG-Two Rivers, LLC – Two Rivers Parcel B1-B2 Phases 1 and 2A (145 Residential Lots on 103.830 Acres on the West Side of Two Rivers Boulevard Approximately 0.43 Miles South of State Road 56) – No Funding Required

File Number TED24-0146

Comm. Dist. 1

Recommendation Approve

Public Infrastructure - Utilities

- C33 Amended and Restated Agreement – C & T Contracting Services, LLC – Cypress Manor Wastewater Treatment Facility Plant Improvements – No Funding Required
File Number UTD24-0283
Comm. Dist. 1
Recommendation Approve
- C34 Award of Bid No. IFB-KM-24-004 – C & T Contracting Services, LLC – Southeast and Southwest Instrumentation & Control Improvements – \$2,609,422.70
File Number UTD24-0325
Comm. Dist. 1, 3
Recommendation Approve
- C35 Task Order No. 1-24 – McKim & Creed, Inc. – Southeast and Southwest Water Treatment Plants Instrumentation Improvements (PCU 21-012.00) – \$357,483.00
File Number UTD24-0284
Comm. Dist. 1, 3
Recommendation Approve
- C36 Sole Source Purchase – Utilis Inc. d/b/a ASTERRA – Data Analysis for Identifying Possible Potable Water Leaks in Water Distribution Systems – \$204,000.00
File Number UTOM24-0243
Comm. Dist. All
Recommendation Approve
- C37 Additional Purchasing Authority – Hawkins, Inc., and Allied Universal Corp. – Liquid Sodium Hypochlorite 12.5 Percent – \$610,000.00
File Number UTOM24-0318
Comm. Dist. All
Recommendation Approve

Public Safety - Fire Rescue

- C38 Exempt Purchase – AdventHealth West Florida Imaging, Inc – Medical Imaging Services - \$150,000.00
File Number FR24-1489
Comm. Dist. All
Recommendation Approve
- C39 Exempt Purchase – University Community Hospital, Inc., d/b/a AdventHealth Tampa – Medical Lab Services - \$150,000.00
File Number FR24-1501
Comm. Dist. All
Recommendation Approve

Public Services - Community Services

- C40 Amendment No. 002 to Standard Contract No. ERP21-PASCO – Area Agency on Aging of Pasco-Pinellas, Inc. – Extend Funding End Date from December 31, 2023, to September 30, 2024 – No Funding Required

File Number SS24-0009

Comm. Dist. All

Recommendation Approve

Public Services - Parks, Recreation and Natural Resources

- C41 Environmental Lands Acquisition Selection Committee Appointments and Reappointments – Parks, Recreation, and Natural Resources Department – Committee Appointments and Reappointments – No Funding Required

File Number PRN24-0117

Comm. Dist. All

Recommendation Approve

- C42 Gulf Harbors Neighborhood Park Municipal Service Benefit Unit Advisory Committee Appointments – Parks, Recreation, and Natural Resources Department – Advisory Committee Membership Appointments – No Funding Required

File Number PRN24-0118

Comm. Dist. 3

Recommendation Approve

Regular

Legislative/Administrative - County Administrator

- R43 (11:30 a.m. Time Certain) Commission on the Status of Women - 2024 Workplan

File Number CA24-5017

Comm. Dist. All

Recommendation Presentation Only

Miscellaneous Business - District One - Commissioner Oakley

Miscellaneous Business - District Two - Commissioner Weightman

Miscellaneous Business - District Three - Commissioner Starkey

Miscellaneous Business - District Four - Commissioner Yeager

Miscellaneous Business - District Five - Commissioner Mariano

Miscellaneous Business - County Administrator

Miscellaneous Business - County Attorney

Miscellaneous Business - Clerk and Comptroller

Miscellaneous Business - Sheriff

Public Hearings

Proposed Ordinances at 1:30 p.m.

P44 An Ordinance By The Pasco County Board Of County Commissioners Amending The Pasco County Land Development Code To Address Invasive Vegetation By Amending Section 403.1.B.6, Preliminary Development Plans-Residential (PDP-R), Submittal Requirements, Studies And Other Required Submittals; Section 403.2.B.6, Preliminary Development Plans-Nonresidential/Mixed Use (PDP-Nr/Mu), Submittal Requirements, Studies And Other Required Submittals; Section 403.3.B.6, Preliminary Site Plans (PSP), Submittal Requirements, Studies And Other Required Submittals; Section 403.4.C, Stormwater Management Plan And Report, Submittal Requirements; Section 403.5.B, Construction Plans, Submittal Requirements; Section 403.6.D, Fill, Prohibitions And Requirements; Section 403.7.B.6, Mass Grading, Submittal Requirements, Studies And Other Required Submittals; Section 403.10.C.6, Landscape Plan, Submittal Requirements, Studies And Other Required Submittals; Section 404.1.G, Minor Land Excavation, Prior To Excavation Activity; Section 404.2.K, Land Excavation Operating Permits, Prior To Excavation Activity And On-Going Monitoring; Section 404.3.K, Mining Operating Permits, Prior To Mining Activity; Section 404.4.I, Construction And Demolition Debris Disposal Facilities (CDDDF) Operating Permit, Approval Form, Permit Time Limits, And Activities Required Prior To Commencement; Section 404.5.G, Land Spreading Operating Permits, Operational Standards; Section 404.6.K, Yard Trash Processing Facilities, Operational Standards; Section 406.5.H.2 Right-Of-Way Use Permit, Activity Pursuant To Permit, Restoration And Maintenance Standards; Section 406.8.D.2.C, Garden Plan Permits, Application Requirements, General Information, Garden Management; Section 530.23.G, Community Gardens, Market Gardens And Community Farms, Community Gardens On Public Land; Section 604.4.C.1, Scenic Roadway Corridor Preservation And Enhancement, Corridor Buffer; Section 804.8.B, Ecological Corridors, Permitted Uses With Specific County Approval; Section 901.2.F, Transportation - Corridor Management, Interim Uses; Section 901.3.R, Access Management, Maintenance; Section 901.4.E, Substandard Roadway Analysis And Mitigation, Submittal Information; Section 901.6.D, Street Design And Dedication Requirements, Design And Construction; Section 901.6.E, Street Design And Dedication Requirements, Roadside Design; Section 901.7.D, Bicycle Facilities, Construction; Section 901.8, Pedestrian Facilities; 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 DRD24-0036

Comm. Dist. All

Recommendation Continuance Requested

P45 An Ordinance Amending The Pasco County Comprehensive Plan; Providing For 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; And Providing For Additional Text Amendments As Necessary For Internal Consistency; Providing For A Repealer, Severability, And An Effective Date.

File Number PEG24-0011

Comm. Dist. All

Recommendation Continuance Requested

- P46 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 06) From AG (Agricultural) To AG/R (Agricultural/Rural) On Approximately 92.6 Acres Of Real Property Located At The Northwest Corner Of The Intersection Of Bellamy Brothers Boulevard And Johnston Road; And Providing For Additional Text Amendments As Necessary For Internal Consistency; Providing For A Repealer, Severability, And An Effective Date.

File Number PEG24-0124

Comm. Dist. 1

Recommendation Approve

- P47 An Ordinance Creating The Road Rehabilitation Services Municipal Service Taxing Unit; Providing For Boundaries Of The Unit; Providing For Levy Of An Ad-Valorem Tax; Providing For The Municipal Services To Be Funded; Repealing And Replacing Pasco County Ordinance No. 22-64 And Ordinance No. 23-35; Providing For Severability; Providing For Inclusion In The Pasco County Code And Providing For An Effective Date.

File Number PIFBA24-0326

Comm. Dist. All

Recommendation Approve

- P48 An Ordinance Creating The Parks, Recreation, And Natural Resources Municipal Service Taxing Unit; Providing For Boundaries; Providing For Levy Of An Ad-Valorem Tax; Providing For The Municipal Services To Be Funded; Providing For Severability; Providing For Inclusion In The County Code Of Ordinances; Providing For Limitations On Actions; And Providing For An Effective Date.

File Number PRN24-0022

Comm. Dist. All

Recommendation Approve

Public Hearings at 1:30 p.m.

- P49 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 Located East of Old Lakeland Highway, 0.2 Miles East and 0.1 Miles North of U.S. Highway 98

File Number PEG24-7683

Comm. Dist. 1
Recommendation Continuance Requested

- P50 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

- P51 Conditional Use (Continuance) - 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 Continuance Requested

- P52 Comprehensive Plan Amendment (Continuance) - CPAS23(25) 52 Realty Commercial – Providing for a Comprehensive Plan Amendment to the Future Land Use Maps (2-15 and Sheet 12) Changing from RES-3 (Residential-3 DU/GA) to COM (Commercial), OF (Office), and CON (Conservation) on Approximately 8.84 Acres of Real Property located on the Southern Side of State Road 52 Approximately 3,300 feet West of Land O’ Lakes Boulevard

File Number PEG24-0262
Comm. Dist. 4
Recommendation Continuance Requested

- P53 Zoning Amendment (Consent) – 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 Approval with Conditions

- P54 Zoning Amendment (Consent) – 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 Approval with Conditions

- P55 Zoning Amendment (Consent) – 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 Approval with Conditions

- P56 Zoning Amendment (Consent) – 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 Approval with Conditions

- P57 Zoning Amendment (Consent) – Trust 12304 / Happy Hill – Change in Zoning from an R-2 Low Density Residential District to a PO-2 Professional Office District – East Central Pasco County – Southwest Corner of Happy Hill Road and Lakeview Drive, North of County Road 52 – Containing Approximately 0.66 Acre

File Number PEG24-7787
Comm. Dist. 1
Recommendation Approve

- P58 Zoning Amendment (Regular) – Russell K and Leann Finlay – Change in Zoning from an A-C Agricultural District to a C-2 General Commercial District – Northeast Pasco County – East Side of US Highway 301, Approximately 200 Feet North of Marka Drive – Containing Approximately 3.49 Acres

File Number PEG24-7780
Comm. Dist. 1
Recommendation Approve

- P59 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

P60 Conditional Use (Regular) - Beverly and Vesta James Elliott/Coral Towers, LLC/Verizon Wireless - 199 Foot Above-Ground-Level Monopole Wireless Communications Facility (WCF) in an R-2 Low Density Residential District - North Central Pasco County - On the North Side of Spring Valley Road, Approximately 870 Feet West of Adela Street

File Number PEG24-CU14

Comm. Dist. 1

Recommendation Approval with Conditions

Noted Items

Agendas and Minutes

N61 Jobs and Economic Opportunities Committee - Meeting Minutes - January 9, 2024

File Number NI24-0769

Comm. Dist. All

Recommendation Receive and File

N62 Pasco County Commission on Human Trafficking - Meeting Agenda and Minutes – March 20, 2024

File Number NI24-0157

Comm. Dist. All

Recommendation Receive and File

N63 Gulf Harbors Advisory Committee - Meeting Minutes - March 19, 2024

File Number NI24-0770

Comm. Dist. All

Recommendation Receive and File

N64 Gulf Harbors Advisory Committee - Meeting Minutes - April 2, 2024

File Number NI24-0771

Comm. Dist. All

Recommendation Receive and File

N65 Board of County Commissioners Workshop (BCC WKSHP) Meeting Minutes – January 16, 2024

File Number NI24-0817

Comm. Dist. All

Recommendation Receive and File

N66 Opioid Task Force (OTF) Meeting Minutes – January 22, 2024

File Number NI24-0818

Comm. Dist. All

BCC Agenda

Recommendation Receive and File

N67 Planning Commission (PC) Meeting Minutes – February 22, 2024

File Number NI24-0819

Comm. Dist. All

Recommendation Receive and File

N68 Public Safety Coordinating Council (PSCC) Meeting Minutes – February 9, 2024

File Number NI24-0820

Comm. Dist. All

Recommendation Receive and File

Miscellaneous

N69 Task Order No. TED24-0039 – Professional Service Industries, Inc. – Old Bridge Road Full-Depth Reclamation Verification Services (TED24-0039)

File Number NI24-0541

Comm. Dist. 1

Recommendation Receive and File

N70 Task Order No. TED24-0045 – Cumbey & Fair, Inc. – Design and Post Design Services for an 8-Foot Multi-Use Path on School Road (Community Center Road to U.S. 41) (TED24-0045)

File Number NI24-0542

Comm. Dist. 4

Recommendation Receive and File

N71 Task Order No. 16 – Stantec Consulting Services, Inc. – FGUA Acquisition (Consolidated and Pasco Systems) Financial Impact Analysis (PIFBA24-0291)

File Number NI24-0661

Comm. Dist. All

Recommendation Receive and File

N72 Release of Performance Guarantee Surety Bond No. 024255639 and Receive Maintenance Guarantee Surety Bond No. 024263702 – KB Home Tampa, LLC (Developer) – Legends Pointe Phase 2 (TED24-0012)

File Number NI24-0657

Comm. Dist. 5

Recommendation Receive and File

N73 Receive the Right-of-Way (ROW) Performance Guarantee Surety Bond No. 107920151 – Timbergrove Properties, LLC (Developer) – Timbergrove Townhomes (Roadway Improvements to Henley Road Including Widening and New Left Turn Lane, Water and Sewer Connections), Permit No. ROW-2023-00317 (TED24-0014)

File Number NI24-0747

Comm. Dist. 4

Recommendation Receive and File

- N74 Receive the Right-of-Way (ROW) Performance Guarantee Surety Bond No. EACX4039205 – Leo at Cypress Creek, LLC (Developer) – Leo at San Antonio (Construction of Eastbound Right Turn Lane and Westbound Left Turn Lane at Site Driveway), Permit No. ROW-2023-00497 (TED24-0021)
File Number NI24-0748
Comm. Dist. 1
Recommendation Receive and File
- N75 Receive the Right-of-Way (ROW) Performance Guarantee Surety Bond No. 0258816 – Zephyr Lakes Community Development District (Developer) – Zephyr Lakes Kossik Road Extension Phase 2 (Construction of Kossik Road to Wire Road, Install Eastbound Left and Right Turn Lanes on Kossik Road at Zephyr Lakes Drive, Install Water, Sewer, and Reclaim Lines on Kossik Road), Permit No. ROW-2022-00910 (TED24-0024)
File Number NI24-0749
Comm. Dist. 1
Recommendation Receive and File
- N76 Release of Performance Guarantee Surety Bond Nos. 472-47-84 and 472-47-85 – CF GTIS Pasadena Point, LLC (Developer) – Pasadena Point Phase 2 (TED24-0031)
File Number NI24-0750
Comm. Dist. 1
Recommendation Receive and File
- N77 Receive the Right-of-Way (ROW) Performance Guarantee Irrevocable Letter of Credit No. S30004233 – St. Joe The Second, LLC (Developer) – St. Joe II Project (Installation of Left and Right Turn Lanes), Permit No. ROW-2023-00659 (TED24-0032)
File Number NI24-0751
Comm. Dist. 1
Recommendation Receive and File
- N78 Receive the Right-of-Way (ROW) Performance Guarantee Surety Bond No. 0257884 – Hawk Longleaf, LLC (Developer) – Longleaf NH4 Phases I & II (Construction of Left and Right Turn Lanes on Starkey Boulevard into Proposed Site), Permit No. ROW-2023-00580 (TED24-0033)
File Number NI24-0752
Comm. Dist. 3
Recommendation Receive and File
- N79 Release of Performance Guarantee Surety Bond No. POA1002787 and Receive Maintenance Guarantee Surety Bond No. 0257397 – Goldenranch Properties, LLC (Developer) – Union Park Phase 78 (TED24-0044)
File Number NI24-0753
Comm. Dist. 2

Recommendation Receive and File

- N80 Release of Performance Guarantee Surety Bond No. 1160589 and Receive Maintenance Guarantee Surety Bond No. 0258185 – Goldenranch Properties, LLC (Developer) – Union Park Phase 8D (TED24-0047)
File Number NI24-0754
Comm. Dist. 2
Recommendation Receive and File
- N81 Release of Maintenance Guarantee Surety Bond No. 107290708 – Cypress Preserve 841, LCC (Developer) – Cypress Preserve Phase 3C (TED24-0087)
File Number NI24-0755
Comm. Dist. 4
Recommendation Receive and File
- N82 Receive the Right-of-Way (ROW) Performance Guarantee Surety Bond No. PB0181430-0046 – CRH Pasco Station Owner, LLC (Developer) – Stillwell Pasco Station (Left Turn Lane Extension, Construction of New Right Turn Lane, Milling and Removal of Existing Pavement Markings), Permit No. ROW-2023-00339 (TED24-0015)
File Number NI24-0756
Comm. Dist. 1
Recommendation Receive and File
- N83 Receive the Right-of-Way (ROW) Performance Guarantee Surety Bond No. LICX1978910 – Taylor Morrison of Florida, Inc. (Developer) – Hudson Avenue Roadway Improvement (Construction of Western Access Left Turn Lane, Eastern Access Left and Right Turn Lanes, Road Widening and Drainage Modifications), Permit No. ROW-2023-00748 (TED24-0017)
File Number NI24-0757
Comm. Dist. 5
Recommendation Receive and File
- N84 Receive the Right-of-Way (ROW) Maintenance Guarantee Surety Bond No. 30190101 – DHIC-Grove West, LLC (Developer) – Oakley Boulevard (Oakley Retail), (Construction of Left Turn Lanes at Both Access Driveways), Permit No. ROW-2020-00308 (TED24-0018)
File Number NI24-0758
Comm. Dist. 2
Recommendation Receive and File
- N85 Receive the Right-of-Way (ROW) Performance Guarantee Surety Bond No. 107604251 – Peoples Gas System, Inc. (Developer) – Epperson Publix Natural Gas Installation (Gas Line Installation), Permit No. ROW-2023-00687 (TED24-0027)
File Number NI24-0759
Comm. Dist. 1
Recommendation Receive and File

- N86 Receive the Right-of-Way (ROW) Performance Guarantee Surety Bond No. 0258184 – Mirada II Community Development District (Developer) – Tyndall Road Right Turn Lane, Permit No. ROW-2023-00915 (TED24-0028)
File Number NI24-0760
Comm. Dist. 1
Recommendation Receive and File
- N87 Release of Performance Guarantee Surety Bond No. 0248212 – Epperson North Community Development District (Developer) – Epperson North Village A-4B and A-4C (TED24-0034)
File Number NI24-0761
Comm. Dist. 1
Recommendation Receive and File
- N88 Release of Performance Guarantee Surety Bond No. 6213011994 – Epperson North Community Development District (Developer) – Epperson North Village A-1, A-2, A-3, A-4, and A-5 (TED24-0035)
File Number NI24-0762
Comm. Dist. 1
Recommendation Receive and File
- N89 Release of Maintenance Guarantee Surety Bond No. ERL1900499 – M/I Homes of Tampa, LLC (Developer) – Morsani Phase 3A (TED24-0064)
File Number NI24-0763
Comm. Dist. 4
Recommendation Receive and File
- N90 Change Order No. 1 to Task Order No. 1-24 – Coastal Design Consultants, Inc. – Pasco Trails Surface Water Management Analysis (UTD24-0240)
File Number NI24-0767
Comm. Dist. 1
Recommendation Receive and File
- N91 Task Order No. 2-24 – JMG Engineering, Inc. – Solid Waste Facilities Compliance (SW24-0276)
File Number NI24-0792
Comm. Dist. 5
Recommendation Receive and File
- N92 Oak Creek Community Development District Proposed Operating Budget for Fiscal Year 2025 - Received Electronically May 24, 2024
File Number NI24-0816
Comm. Dist. All
Recommendation Receive and File
- N93 Bexley CDD - Annual Financial Audit Report - Fiscal Year Ended September 30, 2023 - May 2, 2024

File Number NI24-0821
Comm. Dist. All
Recommendation Receive and File

N94 Meadow Pointe IV CDD - Annual Financial Audit Report - Fiscal Year Ended September 30, 2023 - May 2, 2024

File Number NI24-0822
Comm. Dist. All
Recommendation Receive and File

N95 Notice to Proceed - Pine Hill Park Improvement Project - Task Order No. FM24-012 - Bandes Construction Company, Inc. - April 25, 2024

File Number NI24-0823
Comm. Dist. All
Recommendation Receive and File

N96 Southwest Florida Water Management District Annual Comprehensive Financial Report FY Ended September 30, 2023

File Number NI24-0824
Comm. Dist. All
Recommendation Receive and File

Addendum

Public Services - Parks, Recreation and Natural Resources

C97 Gulf Harbors Neighborhood Park Municipal Service Benefit Unit Advisory Committee June 2024 Capital Improvement Recommendations – Parks, Recreation, and Natural Resources Department – June 2024 Capital Improvement Recommendations - \$15,000.00

File Number PRN24-0134
Comm. Dist. 3
Recommendation Approve

Walk-Ons

Post Meeting Materials

Adjourn