

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

ANNOTATED AGENDA

JUNE 4, 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 Honorable Seth Weightman, District 2 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.

Call To Order

Chairman Oakley called the meeting to order at 10:02 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.

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.

Ms. Cindi Buckel spoke regarding her concerns with the lack of water resources, continued development of the lagoons and water features, water being purchased from Tampa Bay Water, potential cost increases of City water, water restriction notifications, water features reclaimed water requirements, water features and ponds on State Road 56, pressure issues with her personal well, potential sink hole concerns, discussions with residents, and concerns pertaining to the use of sodium hypochlorite including the volatility of the chemical, that it was a carcinogen, and that it was being used by the County.

Chairman Oakley asked Mr. David Allen, Utilities Director, to speak with Ms. Buckel about the water and explained they were not out of water or short of water, they were out of "free water" which came out of a well.

Ms. Nancy Hazelwood spoke regarding items on the Agenda pertaining to the Villages of Pasadena Hills, the number of units, the number of cars that would be put on the road, the previously agreed upon number of units for the area, and a request to the Board to consider making the number lower.

Ms. Lisa Moretti spoke regarding her review of documentation on forgivable loans made by Pasco County from the Penny for Pasco monies, out of area developers being given favorable rates, developers not meeting job percentages, ad-valorem rebates, the use of Penny for Pasco monies, portable classrooms at schools that had been in place for over ten years, proposed ad-valorem taxes on the Agenda, the Cherry Hills item on the Agenda, taxes not being paid on certain properties, and concerns with people being out-taxed of their homes and the County.

Resolutions

Commissioners Items - Chairman Oakley

- RS1 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

Approved to adopt.

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

Approved to adopt.

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

Approved to adopt.

Consent

Approved the Consent Agenda including the Addendum with the exception of Agenda items C4, C14, and C37 which were pulled for discussion or revision.

Later in the meeting, discussion was held under Agenda item C34.

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

Approved to adopt.

- 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

Approved Staff's recommendation.

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
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

Approved Staff's recommendation.

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

Approved to receive and file documents submitted by Ms. Jenny Yingling.

The item was for information only.

Miscellaneous Business - District One - Commissioner Oakley

- Commissioner Oakley spoke regarding having the Clerk's Staff come forward earlier in the meeting.
- He spoke regarding the recent Splash Pad Ribbon Cutting in Dade City he had attended while photographs were displayed and noted the location.
- He spoke regarding the recent Fire Rescue graduation while photographs were displayed. He explained that three people had been lost to other agencies in the past year in Public Safety and the number of graduates.

Discussion was held regarding the number of people lost to other agencies; the number of people added; potentially hitting the minimal manning levels for the first time from quite a while; and that it was as a result of the Board's actions.

- He spoke regarding the Topping Out Ceremony at the Detention Center and tour while photographs were displayed.
- He noted the County Administrator's contract renewal and looking forward to working with him for another two years. He commended him for his efforts.

Mr. Carballa expressed his appreciation, that it had been a pleasure serving the Board and his community, and that the Team was amazing.

Miscellaneous Business - District Two - Commissioner Weightman

- Commissioner Weightman expressed his appreciation to Chief David Garofalo and Station 13 for the recent visit with his son while photographs were displayed.
- He expressed his appreciation to the Code Enforcement teammates who helped him capture fifty-seven snipe signs along 56, 54, and Collier Parkway.

Miscellaneous Business - District Three - Commissioner Starkey

- Commissioner Starkey, while photographs were displayed, spoke regarding the Orange Belt Trail, 52 and Happy Hill, an item earlier in the meeting that said it was not near the trail when it was, and the importance of having the context when the projects came through.

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

Discussion was held regarding why it wasn't picked up in the Context Map; that the official alignment had not yet been approved; that the alignment was being studied; a project that was on 52 and right-of-way reservations; whether there was a trail on Happy Hill; nearby residents who would want to use the trail; and different alignments.

- Mr. David Engel, Planning and Economic Development Director, used a PowerPoint presentation to discuss the recent CNU (Congress for the New Urbanism) Conference in Ohio Commissioner Starkey and he attended. He spoke regarding his perception, that he was impressed with the recommendations that were made, the tour they went on and the places they visited, St. James-Belgravia, St. James-Court and the homes that had been built or converted, Norton Commons homes that were built, the road system, and the transect, neighborhoods in Pasco County, a hotel that had been restored, senior citizen housing, vertical mixed use, the different types of housing in the same area, a seminar they attended and a methodology that had been discussed, a lecture that could be presented to the Board, projects they were working on, and an affordable housing project in Cincinnati for single parents.

Discussion was held regarding the different types of housing and uses that were seen during the tour; the missing middle housing; the quality of the construction; that it needed to be done in our area; a Traditional Neighborhood Development Performance Ordinance that was being worked on; using the form base to create better opportunities; another seminar that had been attended; the different builders, developers, architects, and bankers that had been talked to; the alleys and the Safety Action Plan for the community; that the products were rear loaded; complaints from local developers about alleys; photographs displayed by Commissioner Starkey; concerns with the 25 foot alleyway rule in the County for firetruck access; parking; Property Appraiser values; and ad valorem taxes.

- Later in the meeting, she spoke regarding issues in Starkey Ranch at Pine Gap Spur where commercial vehicles were being parked along the road while photographs were displayed.

Mr. Brad Tippin, Interim Development Review Director, spoke during the discussion.

Discussion was held regarding potential signs to be placed; the location of the road; parking in the area; and needing help to figure out how to deal with the issue.

- She spoke regarding the upcoming Ribbon Cutting for the Metropolitan Ministries Derek Mitchell Welcome Center on June 12th. She spoke regarding the Mitchell Family's donation.
- She spoke regarding not being at the Jail Top Off because she was at a Habitat for Humanity House while photographs were displayed.
- She noted her upcoming clean-up the following weekend while a flyer was displayed.

Miscellaneous Business - District Four - Commissioner Yeager

- Commissioner Yeager spoke regarding the firefighter graduation she had attended.
- She spoke regarding the Topping Out Ceremony at the Pasco County Jail she and others who had attended.

Miscellaneous Business - District Five - Commissioner Mariano

- Commissioner Mariano spoke regarding a homeless site by State Road 52 at the flea market that had caught on fire on February 8th while photographs were displayed. He spoke regarding it getting cleared out, trespass agreements that had been put into place, another fire that had been started recently, traffic and smoke that had occurred, and firefighters that were present.

Discussion was held regarding the location; wanting to prevent it from happening again after the first time; potentially expanding the work for the deputy used for unlicensed contractors; dealing with the panhandlers; what could have happened if the fire would have been in another neighborhood; costs incurred; the Right-of-Way Safety Ordinance; the upcoming budget conversations; and needing to deal with the problem.

- He spoke regarding the recent Moon Lake Community Clean-Up while photographs were displayed. He spoke regarding a gentleman who had used a tractor to pile it in one place and the grappling truck that had picked it up.

Discussion was held regarding the community clean-up process; another community clean-up and how it was handled; and cleaning up their own property.

- He spoke regarding Palm Terrace Stormwater Project while photographs were displayed. He spoke regarding the ditches, pipes replaced under the pond, silt that had been found, the drain that had been cleaned out, appreciation to the

Team for a phenomenal job, flooding in the area, and they should be in good shape for the summer.

Discussion was held regarding the condition of the road; sodding that had been completed; and efforts of the County Administrator and the Team.

- He spoke regarding a recent visit to the new Oasis Pregnancy Center and spoke regarding the phenomenal team and diapers leftover from his grandson they donated.

Discussion was held regarding the location.

Miscellaneous Business - County Administrator

- Mr. Carballa expressed his appreciation to Ms. Sonia Toulouse, Agenda Coordinator, who was moving to Public Safety, for her service and welcomed back Ms. Gina Jeffers who would be returning to her role as the Agenda Coordinator.
- He spoke regarding discussions with the Commissioners pertaining to the Private Direct Payment Provider Program with local hospitals and requested a motion to direct himself and the County Attorney to develop an Ordinance that would enable the County and the hospitals to take advantage of the Direct Payment Provider Program and waive the introduction which would help enable them to implement it in time for the new fiscal year.

Approved to direct the County Administrator and the County Attorney to develop an Ordinance that would enable the County and the hospitals to take advantage of the Direct Payment Provider Program and waive the introduction.

Miscellaneous Business - County Attorney

- Mr. Steinsnyder requested to set a Litigation Assessment Meeting for the June 18th Board Meeting for the case of Nikki Alvarez-Sowles as Clerk and Comptroller versus Pasco County Case Number 51-2021-CA-2635-CAAXES and explained it could be either before or after the Board Meeting or at the lunch break.

Discussion was held regarding when the Board would want to have the meeting scheduled; how long it would potentially take; the consensus of the Board for the meeting to be scheduled at 9 a.m. before the meeting; that a court reporter would be present; and that a Special Board Meeting announcement would be needed.

Miscellaneous Business - Clerk and Comptroller

- No items.

Miscellaneous Business - Sheriff

- Absent.

THE BOARD RECESSED AT 12:06 P.M. AND RECONVENED AT 1:32 P.M. ALL COMMISSIONERS WERE PRESENT.

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

Approved to continue the item to the August 6, 2024 Board of County Commissioners meeting at 1:30 p.m. in Dade City.

- 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

Approved to continue the item to the June 18, 2024 Board of County Commissioners meeting at 1:30 p.m. in New Port Richey.

- 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

Approved to adopt by a roll call vote.

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

Approved to continue the item to the June 18, 2024 Board of County Commissioners meeting at 1:30 p.m. in New Port Richey.

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

Approved to adopt by a roll call vote.

Public Hearings at 1:30 p.m.

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

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

Approved the Public Hearing Consent Agenda which included Agenda items P53, P54, P55, P56, and P57 with Commissioner Yeager absent from the vote.

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

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

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

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

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

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

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

Approved to continue the item to the June 18, 2024 Board of County Commissioners meeting at 1:30 p.m. in New Port Richey with Commissioner Weightman absent from the vote.

- 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

Approved as part of the Public Hearing Consent Agenda.

- 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

Approved as part of the Public Hearing Consent Agenda.

- 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

Approved as part of the Public Hearing Consent Agenda.

- 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

Approved as part of the Public Hearing Consent Agenda.

- 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

Approved as part of the Public Hearing Consent Agenda.

- 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

Approved Staff's recommendation without mortuaries and funeral homes.

- 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

Approved to continue the item to a date uncertain until the water and wastewater agreement was in place.

- 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

Approved Staff's recommendation.

Noted Items

Agenda Items N61 through N96 were noted.

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
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

Approved as part of the Consent Agenda.

Walk-Ons

There were none.

Post Meeting Materials

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

Adjourn

The meeting adjourned at 5:05 p.m.

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