

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, November 12, 2024

10:00 AM



Historic Pasco County Courthouse, Board Room, 2nd Floor
37918 Meridian Avenue
Dade City, FL 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 A Resolution By The Board Of County Commissioners Of Pasco County, Florida, Recognizing Pasco County Fire Rescue For Its Fifty Years Of Outstanding Service To The Citizens Of Pasco County

File Number CAO25-5104

Comm. Dist. All

Recommendation Approve

Commissioners Items - Commissioner Starkey

- RS2 A Resolution By The Board Of County Commissioners Of Pasco County, Florida, Declaring The Month Of November As National Hospice And Palliative Care Month And Commending Gulfside Healthcare Services For Its Outstanding Service And Dedication To The Citizens Of Pasco County

File Number CAO25-5109

Comm. Dist. All

Recommendation Approve

Commissioners Items - Commissioner Yeager

- RS3 A Resolution By The Board Of County Commissioners Of Pasco County, Florida, Honoring Anita Wildey For Her 100th Birthday

File Number CAO25-5106

Comm. Dist. All

Recommendation Approve

- RS4 A Resolution By The Board Of County Commissioners Of Pasco County, Florida, Recognizing The Tenth Anniversary Of The Pasco County Commission On Human Trafficking

File Number CAO25-5101

Comm. Dist. All

Recommendation Approve

Consent

Constitutional Officers - Clerk and Comptroller

- C5 A Resolution By The Board Of County Commissioners Of Pasco County, Florida, Expressing Appreciation To Deirdre Weisman, Deputy Clerk For The Office Of The Clerk & Comptroller, For Her Twenty-Three Years Of Outstanding Service To Pasco County Memorandum

File Number CO25-0104

Comm. Dist. All

Recommendation Approve

Constitutional Officers - Clerk - Financial Matters

- C6 Specific Approvals, General Warrants, Payroll Items, and Transfer Authorizations Including Those Previously Approved by the Chairman/Vice-Chairman Since the Last Regular Meeting of the Board of County Commissioners

File Number CO25-0105

Comm. Dist. All

Recommendation Approve

Constitutional Officers - Property Appraiser

- C7 Final Certification of the 2024 Tax Roll - Pasco County Property Appraiser - Dated October 16, 2024

File Number CO25-0103

Comm. Dist. All

Recommendation Approve

Legislative/Administrative - County Attorney

- C8 Litigation Status Report for July, August, and September (Q3) - County Attorney – Status – No Funding Required

File Number CAO25-2001

Comm. Dist. All

Recommendation Approve

Development Services - Planning and Economic Growth

- C9 Third Amended School Impact Fees Intergovernmental Agreement Between Pasco County, Florida, the Cities of Dade City, New Port Richey, Port Richey, Zephyrhills, San Antonio, the Town of St. Leo, and the District School Board of Pasco County - No Funding Required

File Number PDE25-0022

Comm. Dist. All

Recommendation Approve

- C10 First Amendments to Professional Service Agreements – Various Vendors – General Planning Consulting Services – No Funding Required

File Number PDE25-0024

Comm. Dist. All

Recommendation Approve

- C11 Update to Pasco County Fee Schedule for Planning, Development and Economic Growth, Natural Resources, GIS, Survey, Real Property & Planning, Engineering Inspections, Central Permitting, and Traffic Operations - No Funding Required

File Number PDE25-0044

Comm. Dist. All

Recommendation Approve

Internal Services - Facilities Management

- C12 Construction Contract Closeout Agreement to Agreement IFB-DS-20-131 – New Vista Builders Group LLC – South Holiday Library Renovations – Contract Decrease of \$9,144.81
File Number FAC25-0008
Comm. Dist. 3
Recommendation Approve
- C13 Third Amendment to Lease - Rohabi, Inc. - On-Site Wellness Center, Dade City - \$105,260.40
File Number FAC25-0024
Comm. Dist. 1
Recommendation Approve
- C14 Grant of Easement – Withlacoochee River Electric Cooperative, Inc. – Wesley Chapel Library Project – No Funding Required
File Number FAC25-0027
Comm. Dist. 2
Recommendation Approve
- C15 Resolution Cancelling Taxes – Willow Brook Drive, Hudson – Willow Brook Road Closure - No Funding Required
File Number FAC25-0035
Comm. Dist. 5
Recommendation Approve
- C16 Resolution Cancelling Taxes – 9905 Decubellis Road and 7279 Red Oak Loop, New Port Richey - Decubellis Road Widening Phase II and III, from Little Road to Town Center Road– Albert and Kimberly Breviario - No Funding Required
File Number FAC25-0038
Comm. Dist. 4
Recommendation Approve
- C17 Temporary Construction Easement – Tampa Bay Water – Eastern Pasco Wellfield Feasibility Study – No Funding Required
File Number FAC25-0044
Comm. Dist. 1
Recommendation Approve
- C18 Utility Easement – Florida Governmental Utility Authority – Fire Station 17 – 2951 Seven Spring Boulevard, New Port Richey - No Funding Required
File Number FAC25-0048
Comm. Dist. 3
Recommendation Approve

Internal Services - Human Resources

- C19 Holiday Schedule – Pasco County Board of County Commissioners – 2025 Calendar Year – No Funding Required

File Number HR25-0001
Comm. Dist. All
Recommendation Approve

Internal Services - Information Technology

- C20 Spectrum Amendment No. 1 to the Spectrum Enterprise Service Agreement – Charter Communications Operating, LLC (Spectrum) – Advanced Broadband, Metro-Ethernet, and Coax Services – No Funding Required
File Number IT25-0001
Comm. Dist. All
Recommendation Approve

Internal Services - Office of Management and Budget

- C21 Exempt Purchase – PFM Financial Advisors LLC – Financial Advisory Services - \$140,000.00
File Number OMB25-0010
Comm. Dist. All
Recommendation Approve
- C22 Accept Grant Award with Signature Authority – Sixth Judicial Circuit – Adult Drug Court Program – Award No. 15PBJA-24-GG-03888-DGCT– CFDA #16.585 – No Funding Required
File Number OMB25-0011
Comm. Dist. All
Recommendation Approve
- C23 Budget Amendment – Recognize Revenue for the Sale of the Half-Cent Sales Tax Revenue Improvement Bonds, Series 2024A – Office of Management and Budget – Provide Funding for Bond Closing Costs and Capital Expenses Related to the Parks and Recreation and County Jail Projects/Improvements – \$71,230,000.00
File Number OMB25-0014
Comm. Dist. All
Recommendation Approve
- C24 Fourth Quarter Fiscal Year 2024 Retroactive Budget Amendment Approval - Office of Management and Budget - (\$37,826,183.11)
File Number OMB25-0015
Comm. Dist. All
Recommendation Approve

Internal Services - Purchasing

- C25 Exempt Purchase – NDL LLC – Countywide Landscape Maintenance – \$250,000.00
File Number PU25-0004
Comm. Dist. All
Recommendation Approve

Public Infrastructure - Public Works

- C26 Quail Hollow Municipal Service Benefit Unit (MSBU) Advisory Board
Appointment of Jacqueline Hanlin – No Funding Required
File Number PW25-0010
Comm. Dist. 2
Recommendation Approve
- C27 First Amendment to Agreement IFB-RH-21-193 and Additional Purchasing
Authority – Ajax Paving Industries of Florida LLC – Annual Concrete Sidewalk
Replacement Contract – \$1,550,000.00
File Number PW25-0016
Comm. Dist. All
Recommendation Approve

Public Infrastructure - Solid Waste

- C28 Purchasing Authority for Fiscal Year 2025 – Reworld Pasco, Inc. – Service Fee
and Pass-Through Costs – \$24,031,375.00
File Number SW25-0039
Comm. Dist. All
Recommendation Approve

Public Infrastructure - Transportation Engineering

- C29 Recording of Plat without a Performance Guarantee – Len-Angeline, LLC and
Red Apple at Angeline, LLC – Angeline Farm and Red Apple Development (2
Non-Residential Lots on 20.07 Acres in the Southwest Quadrant of State Road
52 and Sunlake Boulevard) – No Funding Required
File Number TED25-0002
Comm. Dist. 4
Recommendation Approve
- C30 Recording of Plat with a Performance Guarantee – Len-Angeline, LLC –
Angeline Phase 2A (185 Lots on 157.295 Acres, East of the Suncoast
Parkway, South of State Road 52) – No Funding Required
File Number TED25-0003
Comm. Dist. 4
Recommendation Approve
- C31 Recording of Plat with a Performance Guarantee – SR 54 Land Associates,
LLC, 2021 Asturia Odessa Parcel 2, LLC, Novelle Suncoast Realty, LLC, BC
Odessa, LLC, Quattro Odessa, LLC, Asturia West Commercial Property
Owners Association, Inc., and Fred Lawson Asturia, LLC – Asturia Phase 7 (5
Commercial Lots on 9.376 Acres in the Northwest Quadrant of State Road 54
and Asturian Parkway) – No Funding Required
File Number TED25-0004
Comm. Dist. 3
Recommendation Approve

- C32 Recording of Plat with a Performance Guarantee – AG EHC II (LEN) Multi State 4, LLC – Bellamy Crossings, Phase 2 (96 Lots on 102.4 Acres Approximately One Mile North of State Road 52 Abutting Bellamy Brothers Boulevard) – No Funding Required
File Number TED25-0033
Comm. Dist. 1
Recommendation Approve
- C33 Recording of Plat with a Performance Guarantees – Lennar Homes, LLC – Mirada Lagoon Villas Active Adult (146 Townhomes on 28.74 Acres In Eastern Pasco County, on the Northwest Corner of the Intersection of Teak Follow Boulevard and Mirada Boulevard) – No Funding Required
File Number TED25-0042
Comm. Dist. 1
Recommendation Approve

Public Infrastructure - Utilities

- C34 Multiple Award of Bid No. IFB-FP-24-118 – Multiple Vendors – As Needed Contracted Analytical Services – \$435,000.00
File Number UTD25-0029
Comm. Dist. All
Recommendation Approve
- C35 Task Order No. 3-24 – Kimley-Horn and Associates, Inc. – Floramar Terrace and Marine Parkway 12-inch Water Main Project (PCU 24-809.00) – \$192,296.50
File Number UTD25-0037
Comm. Dist. 3, 5
Recommendation Approve
- C36 First Amendment to Agreement and Additional Purchase Authority – U.S. Water Services Corporation and Rowland (DE), LLC – As Needed Valve Change-Out and Hydrant Installation Services – \$200,000.00
File Number UTOM25-0009
Comm. Dist. All
Recommendation Approve
- C37 Award of Solicitation No. IFB-DS-24-102 – Xylem Dewatering Solutions, Inc. and Equipmentsshare.com, Inc – As-Needed Temporary Bypass Pumping Systems – Multi-Year Award – \$1,080,041.00
File Number UTOM25-0018
Comm. Dist. All
Recommendation Approve

Public Safety - Fire Rescue

- C38 Exempt Purchase – Stryker Sales, LLC – Annual Warranties and Maintenance

- \$190,810.75

File Number FR25-1002

Comm. Dist. All

Recommendation Approve

- C39 Additional Purchase Authority - Dreamseats LLC and United Mattress Materials, Inc. – As Needed Fire Station Furniture – \$245,095.00

File Number FR25-1003

Comm. Dist. All

Recommendation Approve

- C40 Exempt Purchase (Correction and Replacement of Agreement) – Contracted Services – No Funding Required

File Number FR25-1006

Comm. Dist. All

Recommendation Approve

- C41 Exempt Purchase – Purvis Systems Incorporated – Fire Station Alerting System – Fire Rescue Department – \$426,885.00

File Number FR25-1009

Comm. Dist. All

Recommendation Approve

Public Services - Community Development

- C42 Amendment No. 1 to Subrecipient Agreement – Catholic Charities, Diocese of St. Petersburg – 7801 Maryland Avenue, Hudson - State Housing Investment Partnership Program, CSFA 40.901– No Funding Required

File Number CD25-0001

Comm. Dist. 5

Recommendation Approve

- C43 State Housing Initiative Partnership Program (SHIP) Development Project; Developer Agreement – Holiday Leased Housing Associates I, LLLP – State Housing Initiatives Partnership, CSFA 40.901 – \$4,000,000.00

File Number CD25-0010

Comm. Dist. All

Recommendation Approve

- C44 Application Procedures and Program Guidelines for Multi-Family Tax Exempt Bond Program – Pasco County Housing Finance Authority – Application Review Requirement – No Funding Required

File Number CD25-0011

Comm. Dist. All

Recommendation Approve

Public Services - Community Services

- C45 Amendment No. 003 to Contract No. EZ023-PASCO – Area Agency on Aging

of Pasco-Pinellas, Inc. – Funding Increase; CSFA 65.002 & 65.004 – Total Contract Increase of \$116.58

File Number SS25-0004

Comm. Dist. All

Recommendation Approve

Public Services - Parks, Recreation and Natural Resources

- C46 Agreement and Award of Bid No. IFB-KF-24-092 – Gulf American Construction & Development Corporation – Replacement of Floating Docks and Gangways at Robert J. Strickland Memorial Park – \$291,438.83

File Number PRN25-0001

Comm. Dist. 5

Recommendation Approve

- C47 Exempt Purchase – Musco Sports Lighting, LLC – Musco Light Structure System at Oakridge Ball Fields – \$490,697.00

File Number PRN25-0003

Comm. Dist. 3

Recommendation Approve

- C48 Exempt Purchase – CMI Limited, Co., LLC – Multiple Full Floating Docks - \$175,003.00

File Number PRN25-0004

Comm. Dist. 3

Recommendation Approve

- C49 Park Security Agreement – Kimberly Nicely – 24-Hour Security at Land O' Lakes Heritage Park – No Funding Required

File Number PRN25-0014

Comm. Dist. 4

Recommendation Approve

Public Services - Support Services

- C50 Annual Contract – State of Florida Department of Health – Public Health Services for Contract Year 2024-2025 – \$1,064,665.00

File Number SPS25-0002

Comm. Dist. All

Recommendation Approve

- C51 Funding Agreement – BayCare Behavioral Health, Inc. – Mental Health and Human Development Services for Indigent Residents of Pasco County – \$3,663,444.00

File Number SPS25-0003

Comm. Dist. All

Recommendation Approve

Regular

Development Services - Planning and Development

- R52 Ernst and Young Economic Development Strategies Presentation
File Number PDE25-0021
Comm. Dist. All
Recommendation Presentation Only

Public Infrastructure - Fiscal and Business Administration

- R53 Series Resolution of the Board of County Commissioners of Pasco County, Florida, Supplementing Resolution No. 20-221; Authorizing the Issuance of Not to Exceed \$90,000,000.00 Aggregate Principal Amount of Water and Sewer Refunding Revenue Bonds, Series 2024, in One or More Series, of the County to Finance the Cost of the Current Refunding of All or a Portion of the Water and Sewer Refunding Revenue Bonds, Series 2014A and Water and Sewer Improvement Revenue Bonds, Series 2014B, Appointing the Bond Registrar and Paying Agent and Approving the Form of and Authorizing the Execution and Delivery of a Paying Agent and Bond Registrar Agreement; Appointing an Escrow Holder and Approving the Form of and Authorizing the Execution and Delivery of an Escrow Deposit Agreement; Making Certain Covenants and Agreements in Connection Therewith; Providing for Severability; and Providing for an Effective Date. Authorizing Certain Officials of the County to Execute Any Document or to Take Any Actions Required to Offer the Bonds at Negotiated Sale and in Connection with the Issuance of Said Bonds; Award of Bid No. RFQP-LK-25-010 – BofA Securities, Inc., As Primary, and Raymond James & Associates, Inc. as Co-Manager, for Banking/Underwriting Services – Water and Sewer Revenue Refunding Bonds, Series 2024 – in the Total Not to Exceed Amount of \$90,000,000.00 – No Funding Required
File Number PIFBA25-0077
Comm. Dist. All
Recommendation Approve

Public Services - Support Services

- R54 Approval of the Opioid Treatment, Prevention, and Recovery Fund Awardees - Pasco County Opioid Task Force - Year 2 Project Funding Recommendations - \$5,757,005.45
File Number SPS25-0001
Comm. Dist. All
Recommendation Approve

Public Safety - Fire Rescue

- R55 Exempt Purchase - Mental Health Screenings with Ongoing Treatment for Pasco County First Responders - Tampa Bay Psychology Associates, LLC - \$500,000.00
File Number PSA25-1000
Comm. Dist. All
Recommendation Approve

Public Safety - Public Safety Administration

R56 (11:45 A.M. Time Certain) Confirmation of Fire Chief – Ryan Guynn – Annual Salary of \$175,000.00
File Number PSA25-1001
Comm. Dist. All
Recommendation Approve

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.

P57 An Ordinance Amending The Pasco County Comprehensive Plan; Providing For A Comprehensive Plan Amendment To The Future Land Use Map (Map 2-15 And Sheet 12) From RES-3 (Residential - 3 Du/Ga) And AG (Agricultural) To PD (Planned Development) On Approximately 100.8 Acres Of Real Property Located At The Southeast Intersection Of US 41 And Leland Avenue And 1.1 Miles North Of S.R. 52; And A Text Amendment Creating Subarea Policy Flu 7.1.72 – Fletcher; And A Map Amendment To The Future Land Use Map 2-9 Adding Subarea Map 2-9(72) Fletcher; And Providing For Additional Text Amendments As Necessary For Internal Consistency; Providing For A Repealer, Severability, And An Effective Date.

File Number PDE25-0024

Comm. Dist. 1

Recommendation Continuance Requested

P58 An Ordinance By The Pasco County Board Of County Commissioners Amending The Pasco County Land Development Code; Section 604 Northeast Pasco Rural Protection Overlay District; Figure 604-1 Northeast Pasco Rural Protection Overlay District Boundary; Figure 604-2 Northeast Pasco Rural Scenic Roadways; Figure 604-4 Limits To Topographic Alterations; And Other Sections, As Necessary, For Internal Consistency; Providing For Applicability; Repealer, Severability; Inclusion Into The Land Development Code, And An Effective Date.

File Number PDE25-0020

Comm. Dist. All

Recommendation Continuance Requested

P59 An Ordinance By The Pasco County Board Of County Commissioners

Amending The Pasco County Land Development Code; Section 204.1.A Planning Commission; Section 304.2.D Public Notice; Section 305.2.B Neighborhood Meeting Coordination And Notice; Section 307 Continuance Procedures; Section 310 Performance Security; Section 311 Defect Security; Section 403.5 Construction Plans; Section 406.1.6.B.1 And 3 Temporary Signs; Section 406.1.9.A Additional Standards For Permanent Signs In Residential Districts; Section 406.1.10.B, C, And E Additional Standards For Signs In Nonresidential Districts, Ground Signs, Wall Signs, And Regulations For Marquee, Canopy, And Awning Signs; Section 1003.1 Gates, Fences, And Walls, General Requirements; Section 1003.4 Gates, Fences, And Walls, Non-Residential Requirements; Section 1203.4 Nonconforming Signs; Section 1302.1.D Uniform Procedures And Provisions, Reduction Of Mobility Fees And Waivers Of School Impact Fees; 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 PDE25-0003

Comm. Dist. All

Recommendation Approve

P60

An Ordinance Amending The Pasco County Comprehensive Plan; Providing For A Small-Scale Comprehensive Plan Amendment To The Future Land Use Map (Map 2-15 And Sheet 23) From COM (Commercial) To PD (Planned Development) on Approximately 29.01 Acres Of Real Property Located East Of US 301 At The Northeast And Southeast Corner of the Intersection of US 301 (Gall Blvd) And Roanoke River Way; And A Text Amendment Creating Subarea Policy Flu 7.1.77 – 301 East PD; And Map Amendment To The Future Land Use Map 2-9 Adding Subarea Map 2-9(77) 301 East PD; And Providing For Additional Text Amendments As Necessary For Internal Consistency; Providing For A Repealer, Severability, And An Effective Date.

File Number PDE25-0002

Comm. Dist. 1

Recommendation Approve

P61

An Ordinance Amending The Pasco County Comprehensive Plan; Providing For Comprehensive Plan Amendment To The Future Land Use Map (Map 2-15 And Sheet 14) From RES-3 (Residential-3 Du/GA) To RES-1 (Residential-1 DU/GA) On Approximately 41 Acres Of Real Property Located 1.5 Miles North Of The Intersection Of State Road 52 And Bellamy Brothers Boulevard; An Amendment To Maps 2-13, Rural Areas, And 2-21, Market Area V North Market Area Adding The Subject Parcel; An Amendment To Maps 2-18, Market Area II South Market Area, And 2-22 Urban Service Area And Urban Expansion Area Removing The Subject Parcel; Providing For Additional Text Amendments As Necessary For Internal Consistency; Providing For A Repeater, Severability, And An Effective Date.

File Number PDE25-0019

Comm. Dist. 1

Recommendation Approve

P62 An Ordinance By The Pasco County Board Of County Commissioners Amending The Pasco County Land Development Code; Section 604 Northeast Pasco Rural Protection Overlay District; Figure 604-1 Northeast Pasco Rural Protection Overlay District Boundary; Figure 604-2 Northeast Pasco Rural Scenic Roadways; Figure 604-4 Limits To Topographic Alterations; And Other Sections, As Necessary, For Internal Consistency; Providing For Applicability; Repealer, Severability; Inclusion Into The Land Development Code, And An Effective Date.

File Number PDE25-0020

Comm. Dist. All

Recommendation No Action Required

P63 An Ordinance By The Pasco County Board Of County Commissioners Amending Sections 210-36 And 210-37 Of The Pasco County Code Of Ordinances Pertaining To Posting Of Human Trafficking Public Awareness Signs; Providing For Severability; Providing For Inclusion Into The Code Of Ordinances; And An Effective Date.

File Number HS25-0001

Comm. Dist. All

Recommendation Approve

P64 An Ordinance Amending The Pasco County Code Of Ordinances, Chapter 46, Article II, And Chapter 18, Article III, To Update Those Ordinances Relating To The County Fire Marshal; Clarifying The County Fire Marshal's Role And Responsibilities; Updating The Firesafety Inspection Provisions Of The Code Of Ordinances To Reflect Current State Law And Current County Organization; Providing For New Procedures Relating To The Submittal Of Fire Inspection Reports To The County Fire Marshal; Providing For Other Amendments, As Necessary, For Internal Consistency; Providing For Severability; Providing For Inclusion In The Code And Providing For An Effective Date.

File Number FR25-1079

Comm. Dist. All

Recommendation Approve

Public Hearings at 1:30 p.m.

P65 Conditional Use (Continuance) – Cynthia M Barthle/Anthemnet, Inc./Verizon Wireless – 195-Foot Above-Ground-Level (AGL) Monopine Wireless Communications Facility (WCF) in an E-R Estate Residential District – North Central Pasco County – At the Northwest Corner of the Intersection of St Joe Road and Mt Zion Road

File Number PDE25-CU03

Comm. Dist. 1

Recommendation Continuance Requested

P66 Comprehensive Plan Amendment (Continuance) - CPA24(05) Rural Area 4 and Urban Expansion Area Maps to Adjust Boundaries – Providing for a Comprehensive Plan Amendment to the Future Land Use Maps 2-13 Rural

Areas and Map 2-22 Urban Service Area; Providing For Additional Text Amendments as Necessary For Internal Consistency; Providing For A Repealer, Severability, And An Effective Date

File Number PDE25-0018

Comm. Dist. All

Recommendation Continuance Requested

- P67 Zoning Amendment (Continuance) - Crossways MPUD - Crossways 301 LLC - Rezoning Request from an A-C Agricultural Zoning District to an MPUD Master Planned Unit Development District to Allow for the Development of Up to 40 Single-Family Detached Dwelling Units and Associated Infrastructure on Approximately 29.5 Acres Located in East Pasco, Directly East of Old Lakeland Highway, 0.2 Miles East and 0.1 Miles North of U.S. Highway 98

File Number PDE25-7683

Comm. Dist. 1

Recommendation Continuance Requested

- P68 Zoning Amendment (Continuance) – Evans County Line 80 MPUD Master Planned Unit Development – Evans Properties, Inc. – A Rezoning Petition from A-C Agricultural District to an MPUD Master Planned Unit Development to Allow 300 Multi-Family Units, and 1,500,000 Square Feet of Light Industrial Uses on Approximately 80 Acres, Located South of County Line Road North and East of Lake Iola Road

File Number PDE25-7738

Comm. Dist. 1

Recommendation Continuance Requested

- P69 Zoning Amendment (Continuance) – Fletcher MPUD – Mary L Fletcher Rev. Trust and Richard D. Fletcher – Rezoning Request from an A-C Agricultural District and an R-1MH Single-Family/Mobile Home District to an MPUD Master Planned Unit Development District to Allow for the Development of 350 Multi-family Apartment Dwelling Units, 160 Townhome Dwelling Units, and 100,000 Square Feet of Commercial and Associated Infrastructure on Approximately 100.6 Acres Located in North Central Pasco

File Number PDE25-7739

Comm. Dist. 1

Recommendation Continuance Requested

- P70 Zoning Amendment (Consent) - 301 East MPUD Master Planned Unit Development – 301 East, LLC – Rezoning Request from R-MH Mobile Home District and C-2 General Commercial District to an MPUD Master Planned Unit Development District to Allow for the Development of 200 Townhomes and 36,000 Square Feet of Commercial on Approximately 29.01 Acres Located in the East Market Area

File Number PDE25-7764

Comm. Dist. 1

Recommendation Approval with Conditions

- P71 Zoning Amendment (Consent) – Northridge MPUD Master Planned Unit Development – Northridge 829, LLC - A Substantial Modification to Increase the Residential Density from 700 Units to 758 Units (Detached and Villas) on Approximately 178.15 Acres - Located South of and Abutting County Line Road North, 1.25 Miles Northwest of the Suncoast Parkway
File Number PDE25-7795
Comm. Dist. 5
Recommendation Approval with Conditions
- P72 Zoning Amendment (Consent) – 39 & Chancey LLC/39 & Chancey – Change in Zoning from a C-1 Neighborhood Commercial District to a C-2 General Commercial District – Southeast Pasco County – Southwest Corner of the Intersection of Chancey Road and Paul S Buchmann Highway – Containing Approximately 5.03 Acres
File Number PDE25-7814
Comm. Dist. 1
Recommendation Approve
- P73 Zoning Amendment (Consent) – 4802 SE 102nd Place LLC/Mitchell Land O’ Lakes Boulevard and Gator Lane – Change in Zoning from an A-R Agricultural-Residential District to a C-2 General Commercial District – West Central Pasco County – Southwest Corner of the Intersection of Land O’ Lakes Boulevard and Gator Lane – Containing Approximately 2.18 Acres
File Number PDE25-7815
Comm. Dist. 4
Recommendation Approve
- P74 Zoning Amendment (Consent) – Old Pasco West MPUD Master Planned Unit Development – Mary Elaine Sharp and Maxine Green – A Rezoning Petition from MPUD Master Planned Unit Development to an MPUD Master Planned Unit Development to Allow 99 Single Family Detached Dwelling Units on Approximately 76.55 Acres, Located South of State Road 52 and West of Old Pasco Road
File Number PDE25-7816
Comm. Dist. 2
Recommendation Approval with Conditions
- P75 Zoning Amendment (Consent) – Anodyne 54 LLC/Anodyne 54 LLC (East) – Change in Zoning from a C-1 Neighborhood Commercial District to a C-2 General Commercial District – Southeast Pasco County – Northeast Corner of the Intersection of State Road 54 and Point Cypress Boulevard – Containing Approximately 1.27 Acres
File Number PDE25-7823
Comm. Dist. 2
Recommendation Approve
- P76 Zoning Amendment (Consent) – Suncoast Lakes MPUD Master Planned Unit Development – Pasco County Planning Services Division – A Modification to

the Previously Approved Master Plan and Conditions of Approval to Reflect and Memorialize Subsequent Revisions Thereto on Approximately 483.5 Acres in the South and Central Market Areas

File Number PDE25-7826
Comm. Dist. 4
Recommendation Approval with Conditions

- P77 Zoning Amendment (Consent) – Sitex NR Holding LLC – Change in Zoning from a A-R Agricultural-Residential District to a C-2 General Commercial District – South Central Pasco County – West Side of Ernest Drive, Approximately 200 Feet South of State Road 54 – Containing Approximately 1.06 Acres

File Number PDE25-7827
Comm. Dist. 2
Recommendation Approve

- P78 Conditional Use (Regular) - Southern One LLC/Coral Towers LLC/Verizon Wireless - 185 Foot Above-Ground-Level Monopole Wireless Communications Facility in an A-R Agricultural-Residential District - North Central Pasco County - On the North Side of St. Joe Road, Approximately One-Half Mile West of Roberts Barn Road

File Number PDE25-CU02
Comm. Dist. 1
Recommendation Approval with Conditions

- P79 Zoning Amendment (Regular) – Sandarben LLC – Change in Zoning from a A-C Agricultural District to a AR-5 Agricultural-Residential District – North Central Pasco County – Northwest Corner of Bellamy Bros Boulevard and Johnston Road – Containing Approximately 92.60 Acres

File Number PDE25-7824
Comm. Dist. 1
Recommendation Approve

Noted Items

Agendas and Minutes

- N80 Tourist Development Council Meeting Minutes 06-19-2024 - FINAL

File Number NI25-0271
Comm. Dist. All
Recommendation Receive and File

Miscellaneous

- N81 Pasco Sheriff's Office Letter Dated 9-19-24 - Deposit of Forfeited Funds 04-1-24 through 08-31-24 - Law Enforcement Trust Fund - \$72,018.48

File Number NI25-0101
Comm. Dist. All
Recommendation Receive and File

- N82 Revision No. 2 for Task Order No. 1-24 – JMG Engineering, Inc. – Design Review Services for Waste to Energy Expansion Design Build Project (SW24-0418)
File Number NI25-0210
Comm. Dist. 5
Recommendation Receive and File
- N83 Notice Of Regular Board Meeting Schedule Fiscal Year 2025 - Cypress Preserve Community Development District
File Number NI25-0261
Comm. Dist. All
Recommendation Receive and File
- N84 Notice of Meetings FY 2025 - Lexington Oaks Community Development District
File Number NI25-0262
Comm. Dist. All
Recommendation Receive and File
- N85 Notice Of FY 2025 Meetings - New River Community Development District
File Number NI25-0263
Comm. Dist. All
Recommendation Receive and File
- N86 Mirada Community Development District FY 24-25 Budget Adoption Resolution
File Number NI25-0264
Comm. Dist. All
Recommendation Receive and File
- N87 North Ar-1 Of Pasco Community Development District FY 2025 Proposed Budget
File Number NI25-0265
Comm. Dist. All
Recommendation Receive and File
- N88 Preserve at South Branch Resolution 2024-12 Adopting FY 24-25 Budget
File Number NI25-0266
Comm. Dist. All
Recommendation Receive and File
- N89 Southwest Florida Water Management District – Fiscal Year 2025 Schedule of Meetings – Received 10-18-2024
File Number NI25-0267
Comm. Dist. All
Recommendation Receive and File
- N90 Summit View Community Development District – Fiscal Year 2025 Meeting Dates – Received 10-01-2024

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| | File Number | NI25-0268 |
| | Comm. Dist. | All |
| | Recommendation | Receive and File |
| N91 | Summit View II Community Development District – Fiscal Year 2025 Meeting Dates – Received 10-01-2024 | |
| | File Number | NI25-0269 |
| | Comm. Dist. | All |
| | Recommendation | Receive and File |
| N92 | Suncoast Community Development District Fiscal Year 2025 Meeting Schedule | |
| | File Number | NI25-0270 |
| | Comm. Dist. | All |
| | Recommendation | Receive and File |
| N93 | The Groves Community Development District Meeting Schedule FY 2025 | |
| | File Number | NI25-0272 |
| | Comm. Dist. | All |
| | Recommendation | Receive and File |
| N94 | Union Park East Community Development District FY 2024-25 Adopted Budget | |
| | File Number | NI25-0273 |
| | Comm. Dist. | All |
| | Recommendation | Receive and File |
| N95 | UTD24-0384 – Change Order No. 1 – Southeast Wastewater Treatment Plant Improvement and Expansion-Archer Western Construction, LLC – 08-21-2024 | |
| | File Number | NI25-0274 |
| | Comm. Dist. | All |
| | Recommendation | Receive and File |
| N96 | Zephyr Lakes Community Development District Resolution 2024-05 Adopting the FY 2024-2025 Budget | |
| | File Number | NI25-0275 |
| | Comm. Dist. | All |
| | Recommendation | Receive and File |
| N97 | Preserve at South Branch Resolution 2024-14, Adopting FY 2025 Meeting Schedule | |
| | File Number | NI25-0276 |
| | Comm. Dist. | All |
| | Recommendation | Receive and File |

Addendum

Walk-Ons

Post Meeting Materials

Adjourn