

County Commissioners

Honorable Ronald E. Oakley, District 1
Honorable Second Vice Chairman Seth Weightman,
District 2
Honorable Chairman Kathryn Starkey, District 3
Honorable Lisa Yeager, District 4
Honorable Vice Chairman 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, January 28, 2025

10:00 AM



West Pasco Government Center, Board Room, 1st Floor
8731 Citizens Drive, New Port Richey, Florida 34654

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.

Consent

Constitutional Officers - Clerk - Financial Matters

- C1 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 CO25-0111

Comm. Dist. All

Recommendation Approve

Development Services - Planning and Economic Growth

- C2 Task Order No. PDE25-TO-002 - W.E. Oliver, P.E., LLC - 2025 Mobility Fee Update Study Scope of Services - \$193,898.40

File Number PDE25-0089

Comm. Dist. All

Recommendation Approve

Internal Services - Facilities Management

- C3 Amendment No. 1 to Task Order No. FM24-029 – Ajax Building Company, LLC – Fire Rescue Station No. 2 – \$11,856,435.00

File Number FAC25-0039

Comm. Dist. 2

Recommendation Approve

- C4 Agreement for Purchase of Real Property – The School Board of Pasco County – Tower Road Force Main Extension - \$95,000.00

File Number FAC25-0062

Comm. Dist. 3

Recommendation Approve

- C5 Agreement for Sale and Purchase – Supplemental Easement – Duke Energy Florida, LLC –Duke Energy Hudson Sub-station and Shady Hills Resource Recovery Plan – Revenue to County \$47,200.00

File Number FAC25-0077

Comm. Dist. 5

Recommendation Approve

- C6 Accept Deed and Adopt Resolution Cancelling Taxes – Two Rivers West Community Development District – Two Rivers MPUD - Colston Avenue – No Funding Required

File Number FAC25-0082

Comm. Dist. 1

Recommendation Approve

Internal Services - Fleet Management

- C7 Cooperative Purchase - Orlando Freightliner Inc. - 114SD Tandem Axle Trucks

– \$323,688.00

File Number FM25-0005

Comm. Dist. All

Recommendation Approve

- C8 Cooperative Purchase - Orlando Freightliner, Inc. - 114SD Tandem Axle Truck
– \$181,809.00

File Number FM25-0008

Comm. Dist. All

Recommendation Approve

- C9 Classification and Disposal of Surplus Property – Auction Services – No
Funding Required

File Number FM25-0010

Comm. Dist. All

Recommendation Approve

Internal Services - Information Technology

- C10 Confidential Cooperative Purchase – SHI International Corporation – Ongoing
and As Needed Maintenance – \$632,791.56

File Number IT25-0003

Comm. Dist. All

Recommendation Approve

Internal Services - Office of Management and Budget

- C11 Federally Funded Subaward and Grant Agreement for Hurricane Debby
DR4806 - Florida Department of Emergency Management (FDEM) Agreement
Number Z4452 - ALN 97.036 - No Funding Required

File Number OMB25-0024

Comm. Dist. All

Recommendation Approve

Public Infrastructure - Fiscal and Business Administration

- C12 Cooperative Purchase – Graybar Electric Company, Inc. – As Needed
Warehouse Inventory Restock and Electrical Parts and Supplies –
\$3,200,000.00

File Number PIFBA25-2233

Comm. Dist. All

Recommendation Approve

Public Infrastructure - Public Works

- C13 First One-Year Renewal (FY 2025) and Additional Purchasing Authority (FY
26) of Stormwater Culvert Replacement Contract – Multi-Year – Bid No. IFB-
RH-21-066 – Southern Road & Bridge, LLC – \$4,000,000.00

File Number PW25-0001

Comm. Dist. All

Recommendation Approve

- C14 Task Order No. SMO25-001 – First Line Coastal, LLC – Preliminary Engineering Report for Driftwood Isles Area and Coral Cove District Dredging – \$280,427.64
File Number PW25-0007
Comm. Dist. 5
Recommendation Approve
- C15 Williamsburg West Municipal Service Taxing Unit (MSTU) Advisory Board Appointments of Deryk Berger, Dwane Parris, John Jack Youra, Pete Wiegand, and Susan Iannotti – No Funding Required
File Number PW25-0036
Comm. Dist. 2
Recommendation Approve
- C16 Cooperative Purchase - Orlando Freightliner, Inc. - 114SD Tandem Axle Trucks – \$363,618.00
File Number PW25-0038
Comm. Dist. All
Recommendation Approve

Public Infrastructure - Transportation Engineering

- C17 Task Order No. TED25-0034 – AtkinsRéalis USA Inc. – Design and Post Design Services for an Eastbound Right-Turn Lane on Sea Ranch Road from West of Old Dixie Highway to US Highway 19 – \$170,416.06
File Number TED25-0034
Comm. Dist. 5
Recommendation Approve
- C18 Task Order No. TED25-0035 – AtkinsRéalis USA Inc. – Design and Post Design Services for a Northbound Right Turn-Lane on the East Side of Shady Hills Road from Fringe Tree Drive to Shady Hills Elementary School – \$154,980.24
File Number TED25-0035
Comm. Dist. 5
Recommendation Approve
- C19 Recording of Plat with a Performance Guarantee – Caroline Drive SFR Owner, LLC – Skymor Wesley Chapel (150 Attached Townhomes on 40.22 Acres in South Central Pasco County; North End of Caroline Drive, West of Bridleford Drive) – No Funding Required
File Number TED25-0067
Comm. Dist. 2
Recommendation Approve
- C20 Recording of Plat with Performance Guarantees – LNR3 AIV, LLC – Connerton Village 3 Phase 2B (217 Single Family Detached Lots on 80.580 Acres in

Central Pasco on the South Side of Connerton Boulevard, East of Gallantree Place) – No Funding Required

File Number TED25-0126

Comm. Dist. 2

Recommendation Approve

- C21 Recording of Plat with Performance Guarantees – Taylor Morrison of Florida, Inc. – Palm Wind-Phase 1 (134 Single Family Detached Lots on 72.62 Acres in Northwest Pasco County, South Side of Hudson Avenue, Approximately 3/4 Mile East of Peachtree Road) – No Funding Required

File Number TED25-0131

Comm. Dist. 5

Recommendation Approve

- C22 Recording of Plat – Taylor Morrison of Florida, Inc. – River Landing Phases 4 and 5-Partial Replat (a Replat of Lots 790 Through 810 Inclusive and Lots 843 Through 858 Inclusive on 6.635 Acres in Southeast Pasco County, West of Morris Bridge Road South of Oldwoods Avenue) – No Funding Required

File Number TED25-0149

Comm. Dist. 2

Recommendation Approve

Public Infrastructure - Utilities

- C23 Task Order No. 1-25 – Arcadis U.S., Inc. – Shady Hills Wastewater Treatment Facility (WWTF) Clarifier No. 5 Repair Services (PCU 22-003.00) – \$384,412.88

File Number UTD25-0017

Comm. Dist. 5

Recommendation Approve

- C24 Third Amendment to County Utility Projects Joint Funding Agreement between Pasco County, Villages of Pasadena Hills (VOPH) Master Development Company, LLC and Gavin-Harris Land Services, LLC – No Funding Required

File Number UTD25-0154

Comm. Dist. 1

Recommendation Approve

- C25 Execution of Settlement Agreement – Florida Department of Environmental Protection – Southeast Pasco Subregional Wastewater Treatment Facility (WWTF), Land O' Lakes Subregional WWTF, and Shady Hills Subregional WWTF Discharge – \$250.00

File Number UT25-0181

Comm. Dist. 1, 2, 5

Recommendation Approve

Public Safety - Fire Rescue

- C26 Clinical Affiliation Agreement – Pasco County and St. Petersburg College –

Paramedic Course Clinical Experience – No Funding Required

File Number FR25-1307

Comm. Dist. All

Recommendation Approve

Public Services - Libraries

- C27 Florida Capital Projects Fund Grant Agreement – State of Florida, Department of Commerce, Office of Broadband – Capital Projects Fund Digital Connectivity Technology Program Grant – \$149,765.00

File Number LI25-0005

Comm. Dist. All

Recommendation Approve

Public Services - Parks, Recreation and Natural Resources

- C28 Addition of the Lazy Rockin' A Ranch to the Environmental Lands Acquisition and Management Program Acquisition List – Parks, Recreation, and Natural Resources Department – To Add Parcel ID Nos. 28-26-22-0000-00100-0000 and 33-26-22-00000-00200-0000 – No Funding Required

File Number PRN25-0038

Comm. Dist. 1

Recommendation Approve

Public Services - Public Transportation

- C29 Public Transportation Grant Agreement and Authorizing Resolution – Florida Department of Transportation (FDOT) – Public Transit Block Grant Program \$1,426,082.00 (FDOT); \$1,426,082.00 (County)

File Number PT25-0007

Comm. Dist. All

Recommendation Approve

Regular

Internal Services - Office of Management and Budget

- R30 BCC Discussion on Fiscal Year 2026 Budget

File Number OMB25-0028

Comm. Dist. All

Recommendation Presentation Only

Public Services - Support Services

- R31 Presentation for Agreement with BayCare Behavioral Health, Inc.

File Number SPS25-0008

Comm. Dist. All

Recommendation Presentation Only

Updates from Chairman-Appointed Boards and Committees

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.

- P32 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 18) From RES-6 (Residential 6- Du/Ga) To IL (Industrial-Light) On Approximately 1.80 Acres Of Real Property Located At The Southeast Corner Of The Intersection Of Alderman Lane And Rowan Road; And Providing For Additional Text Amendments As Necessary For Internal Consistency; Providing For A Repealer, Severability, And An Effective Date.

File Number PDE25-0050

Comm. Dist. 4

Recommendation Continuance Requested

- P33 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 PDE25-0060

Comm. Dist. 1

Recommendation Continuance Requested

- P34 An Ordinance Establishing Northridge Community Development District Pursuant To Chapter 190, Florida Statutes; Providing For Authority And Power Of The District; Providing For Powers And Duties Of The District; Providing For The Board Of Supervisors Of The District; Providing For The District Budget; Providing For Functions Of The District; Providing For Miscellaneous Provisions; Providing For An Effective Date.

File Number PDE25-0034

Comm. Dist. 5

Recommendation Approve

- P35 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 3) From COM (Commercial) To RES-6 (Residential 6 – Du/Ga On Approximately 2.57 Acres Of Real Property Located At The Corner Of The Northwest Intersection Of Hudson Ave and Hicks Road; And Providing For Additional Text Amendments As Necessary For Internal Consistency; Providing For A Repealer, Severability, And An Effective Date.
File Number PDE25-0046
Comm. Dist. 5
Recommendation Approve
- P36 An Ordinance Establishing The Two Ridges Community Development District Pursuant To Chapter 190, Florida Statutes; Providing For Authority And Power Of The District; Providing For Powers And Duties Of The District; Providing For The Board Of Supervisors Of The District; Providing For The District Budget; Providing For Functions Of The District; Providing For Miscellaneous Provisions; Providing For An Effective Date.
File Number PDE25-0085
Comm. Dist. 2
Recommendation Approve
- Public Hearings at 1:30 p.m.**
- P37 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
- P38 Zoning Amendment (Continuance) – HCM Hospitality LLC – Change in Zoning from a C-2 General Commercial District and MF-1 Multiple-Family Medium Density District to an MF-1 Multiple-Family Medium Density District – West Central Pasco County – East Side of US Highway 19, Approximately 950 Feet South of State Road 52– Containing Approximately 4.44 Acres
File Number PDE25-7818
Comm. Dist. 5
Recommendation Continuance Requested
- P39 Zoning Amendment (Continuance) – Rowan Rd LLC/Deeb Industrial – Change in Zoning from a PO-2 Professional Office District to a I-1 Light Industrial Park District – Southwest Pasco County – Southeast Corner of the Intersection of Rowan Road and Alderman Lane – Containing Approximately 1.80 Acres
File Number PDE25-7840

Comm. Dist. 4
Recommendation Continuance Requested

P40 Zoning Amendment (Consent) – New York Ave Business Park LLC/Diagonal Road Business Park – Change in Zoning from a R-2 Low Density Residential District and C-2 General Commercial District to a I-1 Light Industrial Park District – Northwest Pasco County – Southeast Corner of the Intersection of Diagonal Road and New York Avenue – Containing Approximately 16.84 Acres
File Number PDE25-7785
Comm. Dist. 5
Recommendation Approve

P41 Zoning Amendment (Consent) – Lake Park MPUD – Hudson Avenue Land Company - Rezoning Request from a C-2 General Commercial Zoning District and MPUD Master Planned Unit Development District to a New MPUD Master Planned Unit Development District to Allow for the Development of Up to 100 Single-Family Detached Dwelling Units and Associated Infrastructure on Approximately 57.40 Acres Located in Northwest Pasco County, Directly North of Hudson Avenue, and Directly West of Hicks Road
File Number PDE25-7794
Comm. Dist. 5
Recommendation Approval with Conditions

P42 Zoning Amendment (Consent) – Citrico Alliance LLC – Change in Zoning from a A-C Agricultural District and a C-2 General Commercial District to a A-C Agricultural District and a C-2 General Commercial District – West Central Pasco County – South Side of Ridge Road, Approximately One-quarter Mile East of Little Road – Containing Approximately 9.92 Acres
File Number PDE25-7841
Comm. Dist. 4
Recommendation Approve

P43 Petition to Vacate a Portion of a Platted Ingress/Egress and Utility Easement (Regular) – Shooting Star Court, Lots 41 and 42, New Port Richey – Sunfield Homes, Inc. and Orsi Development, Inc.
File Number FAC25-0058
Comm. Dist. 3
Recommendation Approve

P44 Roadway Transfer Agreement and Resolution to Change Official Street Names (Regular) – Florida Department of Transportation (FDOT) and Pasco County – State Road 54 from State Road 581 to US Highway 301 and State Road 581 from State Road 56 to State Road 54/Wesley Chapel Boulevard - No Funding Required
File Number TED25-0008
Comm. Dist. 1, 2
Recommendation Approve

Noted Items

Agendas and Minutes

- N45 Commission on the Status of Women - December 2, 2024 Meeting Minutes
File Number NI25-0448
Comm. Dist. All
Recommendation Receive and File

Miscellaneous

- N46 Revision No. 1 and Task Order No. 1-25 – JMG Engineering, Inc. – Disaster Response Assistance Following Hurricanes Helene and Milton (SW25-0174, SW25-0059)
File Number NI25-0362
Comm. Dist. 5
Recommendation Receive and File
- N47 Fourth Amendment, Third Amendment, Second Amendment, First Amendment, Agreement, and Award – Ceres Environmental Services, Inc. – As Needed Emergency Debris Removal IFB-KM-25-009 (SW25-0201, SW25-0184, SW25-0146, SW25-0139, SW25-0082)
File Number NI25-0378
Comm. Dist. All
Recommendation Receive and File
- N48 Partial Assignment of Funding and Escrow Agreement from Galvin-VOPH et al. to Stanley Martin Homes
File Number NI25-0399
Comm. Dist. All
Recommendation Receive and File
- N49 Task Order No. 1-25 – Professional Service Industries, Inc. (PSI) – Well Abandonment on Landfill Premises (SW25-0035)
File Number NI25-0401
Comm. Dist. 5
Recommendation Receive and File
- N50 Task Order No. 1-25 – HDR Engineering, Inc. (HDR) for Independent Engineer – Design-Build Agreement Alternative Dispute Resolution (SW25-0145)
File Number NI25-0402
Comm. Dist. 5
Recommendation Receive and File
- N51 Task Order No. 1-25 – Stearns, Conrad & Schmidt, Consulting Engineers, Inc. d/b/a SCS Engineers – Engineering Evaluation at the East Pasco Landfill (SW25-0089)
File Number NI25-0403
Comm. Dist. 5

Recommendation Receive and File

Addendum

Walk-Ons

Post Meeting Materials

Adjourn