

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, March 25, 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.

Resolutions

Commissioners Items - Chairman Starkey

- RS1 A Resolution By The Board Of County Commissioners Of Pasco County, Florida, Declaring The Month Of April 2025 As Water Conservation Month In Pasco County
- File Number** CAO25-5129
Comm. Dist. All
Recommendation Approve

Commissioners Items - Commissioner Mariano

- RS2 A Resolution By The Board Of County Commissioners Of Pasco County, Florida, Declaring The Month Of April 2025 As National Donate Life Month In Pasco County
- File Number** CAO25-5119
Comm. Dist. All
Recommendation Approve

Consent

Constitutional Officers - Clerk - Minutes Approval

- C3 A Resolution By The Board of County Commissioners of Pasco County, Florida, Expressing Appreciation To Faye L. Donnelly, Deputy Clerk For The Office Of The Clerk & Comptroller, For Her Twenty-Five Years Of Outstanding Service To Pasco County
- File Number** CO25-0123
Comm. Dist. All
Recommendation Approve

Constitutional Officers - Clerk - Financial Matters

- C4 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** CO25-0115
Comm. Dist. All
Recommendation Approve

Legislative/Administrative - County Administrator

- C5 Addition of Two (2) Full-Time Equivalent (FTE) Positions – County Administration – to Support CDBG-DR Grant Funding – \$164,082.00
- File Number** CA25-5017
Comm. Dist. All
Recommendation Approve

Development Services - Planning, Development, and Economic Growth

- C6 Reappointment Committee Members - Jobs and Economic Opportunities

Committee (JEOC) - No Funding Required

File Number PDE25-0120

Comm. Dist. All

Recommendation Approve

- C7 Appointment – Jobs and Economic Opportunities Committee (JEOC) – Melek Kul – No Funding Required

File Number PDE25-0121

Comm. Dist. All

Recommendation Approve

- C8 Appointment – Jobs and Economic Opportunities Committee (JEOC) – Rajesh Ruia – No Funding Required

File Number PDE25-0122

Comm. Dist. All

Recommendation Approve

- C9 Extending Resolution No. 15-111 – Jobs and Economic Opportunities Committee (JEOC) – No Funding Required

File Number PDE25-0132

Comm. Dist. All

Recommendation Approve

Internal Services - Facilities Management

- C10 Exempt Purchase for Wetland Credit Purchase Agreement – EIP Credit Co., LLC – Wetland Impact Mitigation for the Pasco County Foundation Way and Facilities Management New Central Office and Warehouse - \$568,480.00

File Number FAC25-0031

Comm. Dist. 2

Recommendation Approve

- C11 Ratify First Amendments to Construction Services Agreements RSQ-CA-20-158 - EnviroBuild, LLC; New Vista Builders Group LLC; Park & Eleazer Construction, LLC – Ongoing and As-Needed Construction Services – Multiple Projects (\$5,000.00 - \$199,999.99) – No Funding Required

File Number FAC25-0060

Comm. Dist. All

Recommendation Approve

- C12 Amendment No. 1 to Task Order No. FM24-030 – Ajax Building Company, LLC – Fire Rescue Station No. 1 – \$10,020,183.00

File Number FAC25-0071

Comm. Dist. 2

Recommendation Approve

- C13 Task Order No. FM25-009 – Coastal Design Consultants, Inc. – Anderson Family Park Improvements – \$240,250.00

File Number FAC25-0086
Comm. Dist. 3
Recommendation Approve

- C14 Accept Drainage Easement – Beacon Woods Civic Association – Beacon Woods Bear Creek Overflow Canal Parcel 2 – No Funding Required

File Number FAC25-0096
Comm. Dist. 5
Recommendation Approve

- C15 Accept Drainage Easement – NP Pasco Road, LLC – I-75 Logistics Center Project – No Funding Required

File Number FAC25-0105
Comm. Dist. 1
Recommendation Approve

Internal Services - Fleet Management

- C16 Second One-Year Renewal and Additional Purchase Authority – Bartow Ford Company – As-Needed Ford Motor Company Vehicles – \$7,000,000.00

File Number FM25-0006
Comm. Dist. All
Recommendation Approve

Internal Services - Information Technology

- C17 Exempt Purchase – PNG Telecommunications Inc., d/b/a Powernet – As-Needed Phone Equipment - \$300,000.00

File Number IT25-0012
Comm. Dist. All
Recommendation Approve

Public Infrastructure - Public Works

- C18 Award of Bid No. IFB-KM-25-007 – Multiple Vendors – As-Needed Aluminum Sign Blanks – \$173,400.00

File Number PW25-0041
Comm. Dist. All
Recommendation Approve

Public Infrastructure - Solid Waste

- C19 Cooperative Purchase – Orlando Freightliner, Inc. – Freightliner Heavy Equipment Operating Vehicle – \$160,094.00

File Number SW25-0235
Comm. Dist. 5
Recommendation Approve

Public Infrastructure - Transportation Engineering

- C20 Recording of Plat – Richard and Amanda Delauter; and Lazaro and Alysia

Lorenzo – Jessamine Acres (3 Lots on 30.05 Acres in Eastern Pasco County, West Side of Jessamine Road, South of James Road and North of Amberlea Road) – No Funding Required

File Number TED25-0064

Comm. Dist. 1

Recommendation Approve

- C21 Second Amendment to Professional Services Agreement – Consor Engineers, LLC – Construction and Inspection Services for County Road 54 (Wesley Chapel Boulevard) from North of State Road 54/State Route 56 to Old Pasco Road (RSQ-CD-17-110) – \$128,463.30

File Number TED25-0107

Comm. Dist. 2

Recommendation Approve

- C22 Recording of Plat with a Performance Guarantee – Two Rivers West Community Development District – Two Rivers Boulevard Phases 4 and 5A (Roadway Located South of Two Rivers Boulevard, East of Morris Bridge Road) – No Funding Required

File Number TED25-0195

Comm. Dist. 1

Recommendation Approve

Public Infrastructure - Utilities

- C23 Additional Purchase Authority and First Renewal and Reinstatement of Agreement – Invoice Cloud, Inc. – E-Payment Solutions and Services – \$18,000.00

File Number UTCIS25-0237

Comm. Dist. All

Recommendation Approve

- C24 First Amendment to Standard Professional Service Contract for Continuing Professional Services for As-Needed Support for Capital Improvement Program – Mead and Hunt, Inc. – Adjusted Standard Billing Rates (Exhibit A) – No Funding Required

File Number UTD25-0211

Comm. Dist. All

Recommendation Approve

- C25 Award of Bid No. IFB-CA-25-022 – Blue Water Aquatics, Inc. – As-Needed Midge Fly Control – Multi-Year Award – \$1,307,071.00

File Number UTOM25-0254

Comm. Dist. 1, 2

Recommendation Approve

- C26 Additional Purchase Authority for the Agreement to Piggyback the City of Cape Coral Contract No. BUT2092MC – Restoration and Protective Solutions, LLC –

Repair and Rehabilitation of Sanitary Sewer Manholes and Lift Station Services
– \$394,057.45

File Number UTOM25-0257

Comm. Dist. All

Recommendation Approve

Public Safety - Fire Rescue

- C27 Approve Community Health Services Collaboration Agreement – Premier Community Healthcare Group, Inc. & Pasco County – Improve Public Safety Response and Wellness Resources for Community – No Funding Required

File Number FR25-1364

Comm. Dist. All

Recommendation Approve

- C28 Additional Purchase Authority – Various Vendors – Medical Supplies, Medical Equipment, and Pharmaceuticals – \$600,000.00

File Number FR25-1452

Comm. Dist. All

Recommendation Approve

Public Services - Public Transportation

- C29 Older Americans Act Title III-B Standard Contract EA025-PASCO TRANSPORTATION – Area Agency on Aging of Pasco-Pinellas, Inc. – Transportation Services – CFDA No. 93.044 - \$217,518.00; Local Match - \$24,168.67

File Number PT25-0010

Comm. Dist. All

Recommendation Approve

Public Services - Support Services

- C30 Approval for Appointment of Pasco County Opioid Task Force Member – Robert Chalmers – To Fill Vacant Fire Rescue Position – No Funding Required

File Number SPS25-0033

Comm. Dist. All

Recommendation Approve

Regular

Internal Services - Office of Management and Budget

- R31 Revenue Projections Discussion

File Number OMB25-0033

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 10) From RES-1 (Residential- 1du/Ga) To PD (Planned Development) On Approximately 7.83 Acres Of Real Property Located North Of The Intersection Of Little Road And Jasmine Blvd.; And A Text Amendment Creating Subarea Policy FLU 7.1.82 – Little Road PD; And A Map Amendment To The Future Land Use Map 2-9 Adding Subarea Map 2-9(82) Little Road PD; And Providing For Additional Text Amendments As Necessary For Internal Consistency; Providing For A Repealer, Severability, And An Effective Date.

File Number PDE25-0054

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 By The Pasco County Board Of County Commissioners Amending The Pasco County Land Development Code; Section 503 A-C Agricultural District; Section 504 AC-1 Agricultural District; Section 505 A-R Agricultural-Residential District; Section 506 AR-1 Agricultural-Residential District; Section 507 AR-5 Agricultural-Residential District; Section 509 E-R Estate Residential District; Section 510 ER-2 Estate Residential District; Section 512 R-1MH Single-Family/Mobile Home District; Section 514 R-1 Rural Density Residential District; Section 515 R-2 Low Density Residential District;

Section 516 R-3 Medium Density Residential District; Section 517 R-4 High Density Residential District; Section 530.3 Construction Of Accessory Buildings And Structures; Creating New Section 530.24 Accessory Dwelling Units; 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 PDE25-0103

Comm. Dist. All

Recommendation Continuance Requested

Public Hearings at 1:30 p.m.

- P35 Conditional Use Request (Continuance) – C&M Lowe Limited Partnership and Port Hudson Marina LLC/Old Dixie Hwy Marina – Conditional Use for a Marina in a C-2 General Commercial District – Northwest Pasco County – North and South Side of the Intersection of Harbor Drive and Old Dixie Highway – Containing Approximately 3.18 Acres

File Number PDE25-CU01

Comm. Dist. 5

Recommendation Continuance Requested

- P36 Zoning Amendment (Continuance) - Little Road MPUD Master Planned Unit Development - Nguyen Thien - a Rezoning Petition from E-R Estate Residential District to MPUD Master Planned Unit Development to Allow for 23 Townhomes and 32,452 Square Feet (SF) of Commercial Uses on 7.83 Acres, Located on the East Side of Little Road Approximately 550 Feet North of the Intersection of Little Road and Jasmine Boulevard

File Number PDE25-7721

Comm. Dist. 4

Recommendation Continuance Requested

- 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 (Consent) – Gustavo A and Angela Trejos/Land O' Lakes Retail – Change in Zoning from an A-R Agricultural-Residential District to a C-2 General Commercial District – South Central Pasco County – North Side of State Road 54 and Approximately 1,020 Feet West of Wilson Road – Containing Approximately 1.93 Acres

File Number PDE25-7855
Comm. Dist. 4
Recommendation Approve

- P40 Petition to Vacate Drainage and Utility Easement (Regular) – Charleston Communities IV, LLC – Tanglewood Drive, Lot 16

File Number FAC25-0111
Comm. Dist. 4
Recommendation Approve

- P41 A Resolution (Regular) by the Board of County Commissioners of Pasco County, Florida, Amending the Wellhead Protection Area Map to Depict the Hudson Water Works Public Supply Wells Pursuant to Section 808.6.C, of the Land Development Code

File Number PDE25-0086
Comm. Dist. 5
Recommendation Approve

- P42 A Resolution (Regular) by the Board of County Commissioners of Pasco County, Florida, Amending the Wellhead Protection Area Map to Depict the City of San Antonio Wells Pursuant to Section 808.6.C, of the Land Development Code

File Number PDE25-0087
Comm. Dist. 1
Recommendation Approve

- P43 Zoning Amendment (Regular) – Anclote TH MPUD – Lennar Homes LLC – Rezoning Request from A-C Agricultural and A-R Agricultural-Residential Zoning District to MPUD Master Planned Unit Development District to Allow for the Development of 190 Townhome Dwelling Units and Associated Infrastructure on Approximately 46.03 Acres Located in Southwestern Pasco

File Number PDE25-7813
Comm. Dist. 3
Recommendation Approval with Conditions

- P44 Zoning Amendment (Regular) - Sakelson Hudson MPUD Master Planned Unit Development - DRB Group - A Rezoning Request from an A-R Agricultural-Residential District to an MPUD Master Planned Unit Development to Allow for the Maximum Development of 63 Single-Family Detached Homes and Associated Infrastructure on Approximately 34.24 Acres

File Number PDE25-7831
Comm. Dist. 5
Recommendation Approval with Conditions

Noted Items

Agendas and Minutes

- N45 Board of County Commissioners Workshop (BCC WKSHP) Meeting Minutes - June 11, 2024
File Number NI25-0578
Comm. Dist. All
Recommendation Receive and File
- N46 Transportation Disadvantaged Local Coordinating Board (TDLCB) Meeting Minutes – May 23, 2024
File Number NI25-0579
Comm. Dist. All
Recommendation Receive and File
- N47 Transportation Disadvantaged Local Coordinating Board (TDLCB) Meeting Minutes – August 29, 2024
File Number NI25-0580
Comm. Dist. All
Recommendation Receive and File
- N48 Commission on the Status of Women (CSW) Meeting Minutes - February 3, 2025
File Number NI25-0592
Comm. Dist. All
Recommendation Receive and File

Miscellaneous

- N49 Revision No. 2 to Task Order No. 1-20 – CDM Smith Inc. – Boyette Water Treatment Plant Chemical Storage and Feed System Modifications – Additional Time and Funding (PCU 20-007.00) (UTD25-0026)
File Number NI25-0470
Comm. Dist. All
Recommendation Receive and File
- N50 Patron Registration Policy Update - Pasco County Library System
File Number NI25-0473
Comm. Dist. All
Recommendation Receive and File
- N51 Task Order No. 01-25 – Kimley-Horn and Associates Inc. – 2025 Water Use Permit (WUP) Engineering Compliance Monitoring Services (PCU 23-810.00) (UTOM25-0185)

- File Number** NI25-0488
Comm. Dist. All
Recommendation Receive and File
- N52 Termination of Storage Agreement - Withlacoochee River Park
File Number NI25-0529
Comm. Dist. All
Recommendation Receive and File
- N53 Letter of Agreement to Temporarily Utilize Concession/Maintenance Building - SunWest Park, Inc.
File Number NI25-0541
Comm. Dist. All
Recommendation Receive and File
- N54 Additional Purchasing Authority – Phillips and Jordan, Incorporated – Emergency Agreement for Debris Removal Services (SW25-0262)
File Number NI25-0566
Comm. Dist. All
Recommendation Receive and File
- N55 Additional Purchasing Authority – Tetra Tech, Inc. – Emergency Disaster Debris Monitoring, Oversight, and Recovery Services (SW25-0261)
File Number NI25-0567
Comm. Dist. All
Recommendation Receive and File
- N56 FAC25-1076 - Jail Expansion - Moss & Associates - Construction Change Directive CCD047 - Canopy Foundation Changes - \$38,000.00 – 01-23-2025
File Number NI25-0581
Comm. Dist. All
Recommendation Receive and File
- N57 FAC25-1077 - Jail Expansion - Moss & Associates - Construction Change Directive CCD048 - Storm Lines near Existing Sallyport - \$49,000.00 – 01-28-2025
File Number NI25-0582
Comm. Dist. All
Recommendation Receive and File
- N58 FAC25-1085 - Jail Expansion - Moss & Associates - Construction Change Directive CCD049 - Electrical and Fire Protection - \$240,000.00 – 02-05-2025
File Number NI25-0583
Comm. Dist. All
Recommendation Receive and File
- N59 FAC25-1086 - Jail Expansion - Moss & Associates - Construction Change Directive CCD050 - Mechanical Changes - \$38,000.00 – 02-05-2025

	File Number NI25-0584 Comm. Dist. All Recommendation Receive and File
N60	FAC25-1088 - Fire Rescue Station No. 19 - AAR No. 03-001 - Ajax Building Company, LLC. - Roof Hatch Addition - \$14,243.00 – 02-11-2025 File Number NI25-0585 Comm. Dist. All Recommendation Receive and File
N61	FAC25-1092 - Jail Expansion - Moss & Associates - PCI BT0364 for CCD029, Part 2 - \$17,062.50 – 02-12-2025 File Number NI25-0586 Comm. Dist. All Recommendation Receive and File
N62	FAC25-1094 - Jail Expansion - Moss & Associates - Potential Change Item (PCI) Budget Transfer BT0406 for CCD036 - Detention Panel Ceilings - \$21,529.34 – 02-12-2025 File Number NI25-0587 Comm. Dist. All Recommendation Receive and File
N63	FAC25-1096 - Jail Expansion - Moss & Associates - Potential Change Item (PCI) Budget Transfer BT0438 for CCD043 - Plumbing - \$6,485.31 – 02-12-2025 File Number NI25-0588 Comm. Dist. All Recommendation Receive and File
N64	FAC25-1098 - Jail Expansion - Moss & Associates - Potential Change Item (PCI) Budget Transfer BT0454 - Detention Frame - \$2,183.00 – 02-12-2025 File Number NI25-0589 Comm. Dist. All Recommendation Receive and File
N65	FAC25-1099 - Jail Expansion - Moss & Associates - Potential Change Item (PCI) Budget Transfer BT0455 - Epoxy Flooring - \$5,369.95 – 02-12-2025 File Number NI25-0590 Comm. Dist. All Recommendation Receive and File
N66	SPS25-0026 - Agreement - Operation PAR, Inc. - Opioid Treatment, Prevention and Recovery Funding Program - \$221,153.00 – 02-04-2025 File Number NI25-0591 Comm. Dist. All Recommendation Receive and File

Addendum

Walk-Ons

Post Meeting Materials

Adjourn