

**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, April 22, 2025

### 1:30 PM



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.**

- 1:30 p.m. - **Public Hearings.** Following the Public Hearings, the County Commission will hear Public Comment, Resolutions, Consent, and Regular items.

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 yellow light will appear on the timer at the top of the podium when you have one minute remaining, then three beeps will sound when your time is up. 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 (1:30 P.M. Time Certain) A Resolution By The Board Of County Commissioners Of Pasco County, Florida, Congratulating The J.W. Mitchell High School Boys Soccer Team For Winning A State Championship

**File Number** CAO25-5126

**Comm. Dist.** All

**Recommendation** Approve

**Commissioners Items - Commissioner Oakley**

- RS2 (1:35 P.M. Time Certain) A Resolution By The Board Of County Commissioners Of Pasco County, Florida, Honoring David Gwynn For His Service To Pasco County And Congratulating Him On His Retirement

**File Number** CAO25-5136

**Comm. Dist.** All

**Recommendation** Approve

**Consent**

**Commissioners Items - Chairman Starkey**

- C3 A Resolution By The Board Of County Commissioners Of Pasco County, Florida, Declaring The Week Of April 21-25, 2025, As National Community Development Week In Pasco County

**File Number** CAO25-5131

**Comm. Dist.** All

**Recommendation** Approve

**Commissioners Items - Commissioner Mariano**

- C4 A Resolution By The Board Of County Commissioners Of Pasco County, Florida, Observing Thursday, May 1, 2025, As The National Day Of Prayer In Pasco County

**File Number** CAO25-5113

**Comm. Dist.** All

**Recommendation** Approve

**Constitutional Officers - Clerk and Comptroller**

- C5 Tax Deed Applications - Clerk & Comptroller - Letter Dated March 28, 2025

**File Number** CO25-0132

**Comm. Dist.** All

**Recommendation** Approve

**Constitutional Officers - Clerk - Minutes Approval**

- C6 Board of County Commissioners Regular Meeting/Rezoning June 18, 2024 – 10 A.M.

**File Number** CO25-0126

**Comm. Dist.** All

**Recommendation** Approve

C7 Board of County Commissioners Regular Meeting/Rezoning July 9, 2024 – 10 A.M.  
**File Number** CO25-0127  
**Comm. Dist.** All  
**Recommendation** Approve

**Constitutional Officers - Clerk - Minutes Distribution**

C8 Board of County Commissioners Emergency Special Meeting September 24, 2024 – 3 P.M.  
**File Number** CO25-0128  
**Comm. Dist.** All  
**Recommendation** Approve

C9 Board of County Commissioners Special Meeting October 23, 2024 – 9 A.M.  
**File Number** CO25-0129  
**Comm. Dist.** All  
**Recommendation** Approve

C10 Board of County Commissioners Special Meeting November 1, 2024 – 1 P.M.  
**File Number** CO25-0130  
**Comm. Dist.** All  
**Recommendation** Approve

C11 Board of County Commissioners Special Meeting November 21, 2024 – 1:30 P.M.  
**File Number** CO25-0131  
**Comm. Dist.** All  
**Recommendation** Approve

**Constitutional Officers - Clerk - Financial Matters**

C12 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** CO25-0117  
**Comm. Dist.** All  
**Recommendation** Approve

**Development Services - Code Compliance**

C13 Property Maintenance Securing of Pools - Pasco County Code of Ordinance (Section 42-1) - Lien Resolutions - No Funding Required  
**File Number** CC25-0006  
**Comm. Dist.** 5  
**Recommendation** Approve

C14 Property Maintenance Clearing of Lots - Pasco County Code of Ordinance (Section 42-1) - Lien Resolutions - No Funding Required

**File Number** CC25-0007  
**Comm. Dist.** All  
**Recommendation** Approve

**Development Services - Planning, Development, and Economic Growth**

- C15 Notice Pursuant to § 337.403, Florida Statutes to Relocate Tampa Electric Company (TECO) Transmission and Distribution Lines within County Right-of-Way for the Widening of Handcart Road (from State Road 52/Clinton Avenue to the South of Tyndall Road) - No Funding Required  
**File Number** PDE25-0182  
**Comm. Dist.** 1  
**Recommendation** Approve

**Internal Services - Emergency Management**

- C16 Hazard Mitigation Grant Program (HMGP) Subaward and Grant Agreement (Project No. 4673-013-R) - Florida Division of Emergency Management (FDEM) - Pasco County, Telogia Court, Flood Risk Reduction - Phase I - ALN 97.039 - \$410,431.00  
**File Number** OEM25-0006  
**Comm. Dist.** 3  
**Recommendation** Approve

**Internal Services - Facilities Management**

- C17 Subordination of Slope Easement Interests – State of Florida Department of Transportation – U.S. 98 Road Improvement Project – South of Old Lakeland Highway to U.S. 301 – WPIS No. 4433684 – 700/35/US98 – Parcels 112.05 and 120.02 – No Funding Required  
**File Number** FAC25-0087  
**Comm. Dist.** 1  
**Recommendation** Approve
- C18 Agreement for Sale and Purchase of Property – 10.23 Acres on Citizens Drive and Newbrook Lane, New Port Richey – Citizens Crossings, LLC; Citizen Center, LLC; SVC Property Management, LLC, as Trustee of the Newbrook Lane Land Trust, Dated December 13, 2022; and 8717-35 Newbrook, LLC – \$4,445,000.00  
**File Number** FAC25-0093  
**Comm. Dist.** 4  
**Recommendation** Approve
- C19 Lease Agreement – Trouble Creek Shopping Center, Inc. – Lease Agreement for the Public Works Department - \$734,580.00  
**File Number** FAC25-0100  
**Comm. Dist.** 3  
**Recommendation** Approve
- C20 Adopt Resolution Cancelling Taxes – Colony Road Rental, LLC – Colony Road

Dunkin – No Funding Required  
**File Number** FAC25-0103  
**Comm. Dist.** 5  
**Recommendation** Approve

- C21 Award of Bid No. IFB-SV-25-033 – A Total Solution, Inc. – Fire Systems Inspections & Repairs – Multi-Year Award - \$1,200,000.00  
**File Number** FAC25-0107  
**Comm. Dist.** All  
**Recommendation** Approve

- C22 Accept Deed and Adopt Resolution Cancelling Taxes – Trinity Crosspoint Church, Inc. – Thys Road Sidewalk – No Funding Required  
**File Number** FAC25-0114  
**Comm. Dist.** 3  
**Recommendation** Approve

**Internal Services - Fleet Management**

- C23 Cooperative Purchase – Altec Industries, Inc. – Aerial Truck – \$320,374.00  
**File Number** FM25-0016  
**Comm. Dist.** All  
**Recommendation** Approve

**Internal Services - Information Technology**

- C24 Confidential Exempt Purchase – Ongoing and As-Needed Maintenance – \$1,001,582.50  
**File Number** IT25-0017  
**Comm. Dist.** All  
**Recommendation** Approve

**Public Infrastructure - Transportation Engineering**

- C25 Locally Funded Agreement and Three Party Escrow Agreement – Florida Department of Transportation (FDOT) and Pasco County – Design and Construction of an Increase in Merge Length, Minor Widening, and Milling and Resurfacing of Meadow Pointe Boulevard at the Intersection of State Road 56 and Meadow Pointe Boulevard (FPN 449169 1 32/52/62 02) – \$1,696,002.00  
**File Number** TED25-0190  
**Comm. Dist.** 2  
**Recommendation** Approve
- C26 Resolution to Reduce the Speed Limit – Cox Drive – Speed Limit Reduction – \$1,000.00  
**File Number** TED25-0204  
**Comm. Dist.** 2  
**Recommendation** Approve
- C27 Resolution to Reduce the Speed Limit – Congress Street – Speed Limit

Reduction – \$1,000.00

**File Number** TED25-0205

**Comm. Dist.** 4

**Recommendation** Approve

- C28 Resolution to Reduce the Speed Limit – Palm Lake Terrace Subdivision – Speed Limit Reduction – \$1,000.00

**File Number** TED25-0206

**Comm. Dist.** 3

**Recommendation** Approve

- C29 Resolution to Revise the Speed Limit – Old County Road 54 – Speed Limit Revision – \$1,000.00

**File Number** TED25-0211

**Comm. Dist.** 3, 4

**Recommendation** Approve

- C30 Award of Bid No. IFB-KM-25-005 – Econolite Systems, Inc. – As Needed Installation of Inductive Loops, Sensors, Pull Boxes, and Conduit – Multi-Year Award – \$1,200,000.00

**File Number** TED25-0212

**Comm. Dist.** All

**Recommendation** Approve

- C31 Recording of Plat with a Performance Guarantee – Pulte Homes Company, LLC – Two Rivers Parcel D1 (198 Lots on 109.004 Acres Approximately 1 Mile South of State Road 56 and Approximately 1/2 Mile East of Morris Bridge Road) – No Funding Required

**File Number** TED25-0222

**Comm. Dist.** 1

**Recommendation** Approve

- C32 Recording of Plat with Performance Guarantees – Forestar (USA) Real Estate Group, Inc. – Wyndfields South Phases 2B and 2C (128 Single Family Detached Lots on 12.82 Acres Approximately 0.35 Miles South of State Road 56 and 1.5 Miles West of Morris Bridge Road) – No Funding Required

**File Number** TED25-0232

**Comm. Dist.** 2

**Recommendation** Approve

- C33 Recording of Plat with a Performance Guarantee – Len-Medley at New Port Corners, LLC, and Cal-Hearthsone Lot Option Pool 01, LP – New Port Corners Phases 1A-1 and 1A-2 (195 Detached Lots and 16 Townhomes on 78.580 Acres East Side of Little Road South of Massachusetts Avenue/Decubellis Road) – No Funding Required

**File Number** TED25-0229

**Comm. Dist.** 4

**Recommendation** Approve

- C34 Recording of Plat with a Performance Guarantee – Len-Medley at New Port Corners, LLC, and Cal-Hearthstone Lot Option Pool 03, LP – New Port Corners Phase 1B-1 Active Adult (148 Lots on 44.021 Acres on the West Side of Little Road South of Massachusetts Avenue/Decubellis Road) – No Funding Required

**File Number** TED25-0219

**Comm. Dist.** 4

**Recommendation** Approve

**Public Infrastructure - Utilities**

- C35 First Amendment to Standard Professional Service Contract – Carollo Engineers, Inc. – Adjusted Standard Billing Rates for As-Needed Support for Capital Improvement Program – No Funding Required

**File Number** UTD25-0022

**Comm. Dist.** All

**Recommendation** Approve

- C36 Task Order No. 1-25 – Mead and Hunt, Inc. – Stone Road Water Main Extension Project (PCU 25-002.00) – \$317,317.00

**File Number** UTD25-0176

**Comm. Dist.** 5

**Recommendation** Approve

- C37 First Amendment to Agreement for Additional Purchase Authority – Schaer Development of Central Florida Inc. – As Needed Miscellaneous Pipeline Construction – \$6,000,000.00

**File Number** UTD25-0264

**Comm. Dist.** All

**Recommendation** Approve

- C38 Award of Bid No. IFB-BW-25-019 – A.C. Schultes of Florida, Inc. – As Needed Well Drilling Construction, Rehabilitation and Repair Services – Multi-Year Award – \$1,082,000.00

**File Number** UTOM25-0276

**Comm. Dist.** All

**Recommendation** Approve

- C39 Additional Purchase Authority and First Amendment to IFB-SN-22-087 – Vortex Services LLC d/b/a Vortex Infrastructure Services LLC – As Needed Underground Pipe Restoration Services – Multi-Year Award – \$1,124,500.00

**File Number** UTOM25-0308

**Comm. Dist.** All

**Recommendation** Approve

- C40 Award of Bid No. IFB-KM-25-028 – Comanco Environmental Corporation – As Needed Pond Liner Replacement, Repairs, and Inspections – \$1,450,897.00

**File Number** UTOM25-0311  
**Comm. Dist.** All  
**Recommendation** Approve

**Public Safety - Fire Rescue**

- C41 Approve SOW24-496 and Purchase Order Terms and Conditions - Florida Department of Health and Pasco County - MIH Model Communities Project – \$203,333.34

**File Number** FR25-1533  
**Comm. Dist.** All  
**Recommendation** Approve

- C42 Approve Interlocal Agreement – Pasco Sheriff's Office and Pasco County – Training Partnership with Pasco County Fire Rescue and Pasco Sheriff's Office – No Funding Required

**File Number** FR25-1575  
**Comm. Dist.** All  
**Recommendation** Approve

**Public Services - Community Services**

- C43 Amendment No. 001 to Standard Contract No. EA025-PASCO NUTRITION – Area Agency on Aging of Pasco-Pinellas, Inc. – Federal Older Americans Act, Title III Funding, to Provide Seniors with Congregate and Home-Delivered Meals and Related Services; CFDA 93.045, 93.053 – No Funding Required

**File Number** SS25-0017  
**Comm. Dist.** All  
**Recommendation** Approve

**Regular**

**Public Safety - Fire Rescue**

- R44 (To Be Heard Before P51) Second Workshop Dedicated to the Extraordinary Circumstances Necessitating the Need for the Fire Rescue Fire Combat and Rescue Service Impact Fee Increase to Exceed the Phase-In Limitations in Sections 163.31801(6)(b), (c), and (d), Florida Statutes

**File Number** FR25-1620  
**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 - Chairman 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.**

- P45      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
- P46      An Ordinance By The Pasco County Board Of County Commissioners Amending The Pasco County Land Development Code; Amending Section 1001 Docks And Seawalls; Section 1001.1 Intent And Purpose; Section 1001.4 Visibility; Section 1001.5 Maximum Projection And Location Of Docks And Seawalls; Creating Section 1001.6 Boat Lift Canopies; 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**            PDE25-0135  
**Comm. Dist.**            All  
**Recommendation**    Continuance Requested
- P47      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 Boulevard; 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
- P48      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 03) From ROR (Residential/Office/Retail) RES-6 (Residential-6DU/GA) To PD (Planned Development) On Approximately 62.98 Acres Of Real Property Located On The East And West Side Of Fivay Road At The Southeast Corner Of The Intersection Of Fivay Road And Hudson Avenue; And A Text Amendment Creating Subarea Policy FLU 7.1.83 - HCA-BAYONET POINT PD; And A Map Amendment To The Future Land Use Map 2-9 Adding Subarea Map 2-9(83) HCA-BAYONET POINT PD; Providing For Additional Text Amendments As Necessary For Internal Consistency; Providing For A Repealer, Severability, And An Effective Date.

**File Number** PDE25-0070

**Comm. Dist.** 5

**Recommendation** Approve

- P49 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 05) From RES-1 (Residential-1 Du/Ga) To PD (Planned Development) On Approximately 38.68 Acres Of Real Property Located At The South Side Of County Line Road Approximately 1.65 Miles West Of The Suncoast Parkway; And A Text Amendment Creating Subarea Policy FLU 7.1.85 – County Line North PD; And A Map Amendment To The Future Land Use Map 2-9 Adding Subarea Map 2-9 (85) County Line North PD; And Providing For Additional Text Amendments As Necessary For Internal Consistency; Providing For A Repealer, Severability, And An Effective Date.

**File Number** PDE25-0097

**Comm. Dist.** 5

**Recommendation** Approve

- P50 An Ordinance Establishing SageBrush 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** PDE25-0125

**Comm. Dist.** 5

**Recommendation** Approve

- P51 An Ordinance By The Pasco County Board Of County Commissioners Amending The Pasco County Land Development Code To Increase Fire Combat And Rescue Impact Fees Beyond The Phase-In Limitations In Section 163.31801(6), Florida Statutes; Amending Section 103.1 Jurisdictional Applicability; Providing For Amendments To Section 1302.6 Fire Combat And Rescue Service Impact Fee, To Make Such Section Consistent With The 2024 Fire Combat And Rescue Service Impact Fee Study And To Adopt Such Study; To Increase The Amount Of Fire Combat And Rescue Service Impact Fees; Providing For Additional Amendments As Necessary To Ensure Internal Consistency; Providing For Applicability; Repealer; Providing For Severability;

Inclusion Into The Land Development Code, And An Effective Date.

**File Number** FR25-1621

**Comm. Dist.** All

**Recommendation** No Action Required

**Public Hearings at 1:30 p.m.**

- P52 Conditional Use (Continuance) – Ubrecht Ronald C & Patsy M Living Trust / Bexley New Land – 180-Foot, Close-Mount Monopole Communications Facility (WCF) in an A-C Agricultural District – South Central Pasco County – On the West Side of Joy Drive, Approximately 700 Feet North of Dogpatch Lane  
**File Number** PDE25-CU08  
**Comm. Dist.** 4  
**Recommendation** Continuance Requested
- P53 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
- P54 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
- P55 Zoning Amendment (Continuance) – Meares Four LLC – Change in Zoning from an A-R Agricultural-Residential District and C-3 Commercial/Light Manufacturing District to a C-3 Commercial/Light Manufacturing District – Northwest Pasco County – Southeast Corner of the Intersection of Suncoast Parkway and Shady Hills Road – Containing Approximately 9.10 Acres  
**File Number** PDE25-7769  
**Comm. Dist.** 5  
**Recommendation** Continuance Requested
- P56 Zoning Amendment (Continuance) – Enclave at Livingston MPUD – Island Property Partners – Rezoning Request from an A-R Agricultural-Residential Zoning District to MPUD Master Planned Unit Development District to Allow for the Development of 178 Townhome Dwelling Units and Associated

Infrastructure on Approximately 46.3 Acres Located in South-Central Pasco

**File Number** PDE25-7781

**Comm. Dist.** 2

**Recommendation** Continuance Requested

- P57 Zoning Amendment (Continuance) - SR 52 Elite – JDP Elite Development LLC – Rezoning Request from AR Agricultural Residential District and AC Agricultural District to MPUD Master Planned Unit Development District to Allow for the Maximum Development of 300 Platted Townhomes, 175,000 Square Feet of Commercial/Retail and 120 Hotel Rooms and Associated Infrastructure on Approximately 156.2 Acres Located in Central Pasco County Approximately 0.6 Miles East of the Intersection of State Road 52 and US 41

**File Number** PDE25-7811

**Comm. Dist.** 1

**Recommendation** Continuance Requested

- P58 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

- P59 Comprehensive Plan Amendment (Continuance) – CPA24(03) Elite 52 PD – Providing for a Comprehensive Plan Amendment to the Future Land Use Map (Map 2-15 and Sheet 12) from AG (Agricultural) and AG/R (Agricultural/Rural) to PD (Planned Development) on Approximately 156 Acres of Real Property Located North of State Road 52 Approximately 0.60 Mile East of the Intersection of State Road 52 and US Highway 41; and a Text Amendment Creating Subarea Policy FLU 7.1.81 – Elite 52 PD; and a Map Amendment to the Future Land Use Map 2-9 Adding Subarea Map 2-9(81) Elite 52 PD

**File Number** PDE25-0109

**Comm. Dist.** 1

**Recommendation** Continuance Requested

- P60 Zoning Amendment (Consent) – Karli Properties LLC – Change in Zoning from a MF-1 Multiple-Family Medium Density Zoning District to a C-3 Commercial/Light Manufacturing District – Northwest Pasco County – Southside of New York Ave Approximately 0.64 Miles East of the US 19 and New York Ave Intersection – Containing Approximately 10 Acres

**File Number** PDE25-7722

**Comm. Dist.** 5

**Recommendation** Approve

- P61 Zoning Amendment (Consent) – HCA Bayonet Point MPUD Master Planned Unit Development – HCA Health Services of Florida, Inc. – A Rezoning

Request from C-1 Neighborhood Commercial, MF-2 Multiple-Family High Density, and MPUD Master Planned Unit Development Zoning Districts to an MPUD Master Planned Unit Development to Allow for the Development of 600,000 Square-Feet of Hospital, 200,000 Square-Feet of Medical Office and 50,000 Square-Feet of Retail Uses on Approximately 62.98 Acres in the West Market Area

**File Number** PDE25-7796  
**Comm. Dist.** 5  
**Recommendation** Approval with Conditions

- P62 Zoning Amendment (Consent) – Sun Coast Village MPUD – Hlavac Family Trust – Rezoning Request from AC Agricultural District to MPUD Master Planned Unit Development District to Allow for the Development of 144 Platted Townhomes and Associated Infrastructure on Approximately 19.3 Acres Located in Northwest Pasco County

**File Number** PDE25-7820  
**Comm. Dist.** 5  
**Recommendation** Approval with Conditions

- P63 Zoning Amendment (Consent) - Sun City County Line North MPUD – Mary Eleanor Taube – Rezoning Request from A-C Agricultural District to MPUD Master Planned Unit Development District to Allow for the Development of 156 Platted Townhomes, 10,000 Square Feet of Commercial/Retail Space (with the Potential to Convert the Commercial/Retail to Office Uses), and Associated Infrastructure on Approximately 19.385 Acres Located in Northwest Pasco County

**File Number** PDE25-7849  
**Comm. Dist.** 5  
**Recommendation** Approval with Conditions

- P64 Petition to Vacate Portions of Platted Rights-of-Way (Regular) – Dusty Lane and Lindy Lane, New Port Richey – Lennar Homes, LLC – No Funding Required

**File Number** FAC25-0079  
**Comm. Dist.** 4  
**Recommendation** Approve

## Noted Items

### Miscellaneous

- N65 Florida Development Finance Corporation Annual Reporting Requirements - Financial Statements Year Ended 6-30-24

**File Number** NI25-0111  
**Comm. Dist.** All  
**Recommendation** Receive and File

- N66 Change Order No. 1 to Professional Services Agreement – Kisinger Campo & Associates, Corp. (KCA) – Tower Road Project Development and Environment

(PD&E) Study and Pond Siting Analysis Report (Eastern Terminus of Rangeland Boulevard to Bexley Village Drive) (TED25-0170)

**File Number** NI25-0133

**Comm. Dist.** 3, 4

**Recommendation** Receive and File

N67 Amendment No. 1 to Agreement RFP-KM-24-025 – Cone & Graham, Inc. – Ridge Road (Sunlake Boulevard to U.S. Highway 41) (TED25-0122)

**File Number** NI25-0134

**Comm. Dist.** 2, 4

**Recommendation** Receive and File

N68 Change Order No. 6 to Task Order No. EDO21-011 – Florida Design Consultants, Inc. – Withlacoochee State Connector Trail North Survey and Mapping Services, Time Extension (TED25-0209)

**File Number** NI25-0135

**Comm. Dist.** 1

**Recommendation** Receive and File

N69 Task Order No. TED25-0177 – Cumbey and Fair, Inc. – Design and Post Design Services for the Signalization and Geometric Modifications at the Intersection of Ridge Road and Tanglewood Drive (TED25-0177)

**File Number** NI25-0136

**Comm. Dist.** 4

**Recommendation** Receive and File

N70 Receive the Right of Way (ROW) Maintenance Guarantee Surety Bond No. 0253777 – Mirada Community Development District (Developer) – Mirada Active Adult Phase 1 (Boulevard 3) (Construction of Mirada Boulevard Between Rider Creek Boulevard and Teak Follow Boulevard), Permit No. 2023-00413 (PMB24-050)

**File Number** NI25-0575

**Comm. Dist.** 1

**Recommendation** Receive and File

N71 Release of Performance Guarantee Surety Bond No. 5370865 – HBWB Development Services, LLC (Developer) – Two Rivers Parcel C1A (TED25-0098)

**File Number** NI25-0576

**Comm. Dist.** 1

**Recommendation** Receive and File

N72 15 Day Extension - Aramark Correctional Services, LLC

**File Number** NI25-0596

**Comm. Dist.** All

**Recommendation** Receive and File

N73 90 Day Extension - Securus Technologies, LLC

BCC Agenda

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- |  |                       |                  |
|--|-----------------------|------------------|
|  | <b>File Number</b>    | NI25-0597        |
|  | <b>Comm. Dist.</b>    | All              |
|  | <b>Recommendation</b> | Receive and File |
- N74 Additional Purchasing Authority – Maschmeyer Concrete Company of Florida – As Needed Concrete Fiber and Regular Ready Mix Delivery Services (PWM25-0046)
- |  |                       |                  |
|--|-----------------------|------------------|
|  | <b>File Number</b>    | NI25-0628        |
|  | <b>Comm. Dist.</b>    | All              |
|  | <b>Recommendation</b> | Receive and File |
- N75 Exempt Purchasing Authority – Maschmeyer Concrete Company of Florida – As Needed Concrete Fiber and Regular Ready Mix Delivery Services
- |  |                       |                  |
|--|-----------------------|------------------|
|  | <b>File Number</b>    | NI25-0629        |
|  | <b>Comm. Dist.</b>    | All              |
|  | <b>Recommendation</b> | Receive and File |
- N76 FAC25-1005 - Allowance Authorization Release, (AAR) No. 2 - Liberty Building A Renovation - Bandes Construction, Inc. - \$6,147.23 – 02-05-2025
- |  |                       |                  |
|--|-----------------------|------------------|
|  | <b>File Number</b>    | NI25-0630        |
|  | <b>Comm. Dist.</b>    | All              |
|  | <b>Recommendation</b> | Receive and File |
- N77 FAC25-1013 - Change Order No. 3 - Liberty Building A Renovations – Bandes Construction Company, Inc. - \$2,845.50 – Add seventy (70) additional days – 01-08-2025
- |  |                       |                  |
|--|-----------------------|------------------|
|  | <b>File Number</b>    | NI25-0631        |
|  | <b>Comm. Dist.</b>    | All              |
|  | <b>Recommendation</b> | Receive and File |
- N78 FAC25-1051 - Change Order 2 to Task Order FM24-026 - McKendree Bus Wash - Bandes Construction Co. Inc. - Project Closeout – reduce amount by \$17,100.00 – 01-02-2025
- |  |                       |                  |
|--|-----------------------|------------------|
|  | <b>File Number</b>    | NI25-0632        |
|  | <b>Comm. Dist.</b>    | All              |
|  | <b>Recommendation</b> | Receive and File |
- N79 FAC25-1057 - Allowance Authorization Release, (AAR) No. 3 - Liberty Building A Renovation - Bandes Construction, Inc. - \$6,590.87 – 03-04-2025
- |  |                       |                  |
|--|-----------------------|------------------|
|  | <b>File Number</b>    | NI25-0633        |
|  | <b>Comm. Dist.</b>    | All              |
|  | <b>Recommendation</b> | Receive and File |
- N80 FAC25-1070 - Change Order 1 to Task Order FM24-010 - Internal Services Building 1st Floor Renovations - Trias – Closeout - reduce amount by \$47,144.98 – 01-15-2025
- |  |                    |           |
|--|--------------------|-----------|
|  | <b>File Number</b> | NI25-0634 |
|  | <b>Comm. Dist.</b> | All       |

**Recommendation** Receive and File

- N81 FAC25-1083 - Allowance Authorization Release, (AAR) No. 4 to Task Order FM24-002 - Sunwest Park Improvements - Bandes Construction, Inc. - \$37,433.43 – 02-11-2025  
**File Number** NI25-0635  
**Comm. Dist.** All  
**Recommendation** Receive and File
- N82 FAC25-1103 - Jail Expansion - Moss & Associates - Construction Change Directive CCD052 - \$40,000.00 – 03-12-2025  
**File Number** NI25-0636  
**Comm. Dist.** All  
**Recommendation** Receive and File
- N83 FAC25-1108 - Fire Rescue Station No. 19 - CAR No. OC-002 - Ajax Building Company, LLC. - Expanding Equipment Yard - \$5,741.00 – 03-06-2025  
**File Number** NI25-0637  
**Comm. Dist.** All  
**Recommendation** Receive and File
- N84 FAC25-1110 - Jail Expansion - Moss & Associates - Potential Change Item (PCI) Budget Transfer (BT) BT0387 for CCD031 - \$230,621.84 – 03-05-2025  
**File Number** NI25-0638  
**Comm. Dist.** All  
**Recommendation** Receive and File
- N85 FAC25-1111 - Jail Expansion - Moss & Associates - Potential Change Item (PCI) Budget Transfer (BT) BT0411 - Sales Tax Savings - \$538,884.71 – 03-05-2025  
**File Number** NI25-0639  
**Comm. Dist.** All  
**Recommendation** Receive and File
- N86 FAC25-1113 - Jail Expansion - Moss & Associates - Budget Transfer BT0432 – Laundry Equipment Assembly - \$33,878.14 – 02-26-2025  
**File Number** NI25-0640  
**Comm. Dist.** All  
**Recommendation** Receive and File
- N87 FAC25-1114 - Jail Expansion - Moss & Associates - Potential Change Item (PCI) Budget Transfer (BT) BT0442 for CCD048 - Civil/Sitework - \$43,330.31 - 02-26-2025  
**File Number** NI25-0641  
**Comm. Dist.** All  
**Recommendation** Receive and File
- N88 FAC25-1128 - Jail Expansion - Moss & Associates - PCI Budget Transfer

BT0466 - Walk-in Cooler/Freezer Wall Panels Touchup - \$13,800.00 – 03-13-2025

**File Number** NI25-0642  
**Comm. Dist.** All  
**Recommendation** Receive and File

N89 FAC25-1129 - Jail Expansion - Moss & Associates - Potential Change Item (PCI) Budget Transfer BT0470 - Access Panels at Freezer/Coolers - \$3,110.94 – 03-13-2025

**File Number** NI25-0643  
**Comm. Dist.** All  
**Recommendation** Receive and File

N90 FAC25-1130 - Jail Expansion - Moss & Associates - Potential Change Item (PCI) Budget Transfer BT0475 - Conduit for Interlock Connections - \$3,836.33 – 03-13-2025

**File Number** NI25-0644  
**Comm. Dist.** All  
**Recommendation** Receive and File

N91 FAC25-1131 - Jail Expansion - Moss & Associates - PCI Budget Transfer BT0476 - Building Water System Monthly Maintenance - \$13,967.65 – 03-13-2025

**File Number** NI25-0645  
**Comm. Dist.** All  
**Recommendation** Receive and File

N92 FAC25-1132 - Jail Expansion - Moss & Associates - Potential Change Item (PCI) Budget Transfer BT0479 - Tie-in Connection Points - \$5,365.26 – 03-13-2025

**File Number** NI25-0646  
**Comm. Dist.** All  
**Recommendation** Receive and File

N93 FAC25-1133 - Jail Expansion - Moss & Associates - Potential Change Item (PCI) Budget Transfer BT0480 - Kitchen Exhaust Controls - \$13,515.62 – 03-13-2025

**File Number** NI25-0647  
**Comm. Dist.** All  
**Recommendation** Receive and File

N94 Notice to Proceed - East Pasco Senior Center - Project 25F08 - Contract 6491 – 03-03-2025

**File Number** NI25-0648  
**Comm. Dist.** All  
**Recommendation** Receive and File

N95 Notice to Proceed - Planning Study - D&E Building and The Old Jail - Task

Order No. FM24-021 -Contract 6271 – 03-03-2025

**File Number** NI25-0649

**Comm. Dist.** All

**Recommendation** Receive and File

N96 Tampa Bay Water Annual Comprehensive Financial Report Fiscal Year Ended September 30, 2024 - Received in Board Records on March 24, 2025

**File Number** NI25-0650

**Comm. Dist.** All

**Recommendation** Receive and File

N97 FAC24-1167 - Moss & Associates - CCD030 - Electrical and Security Controls - (\$150,000.00) – 09-10-2024

**File Number** NI25-0651

**Comm. Dist.** All

**Recommendation** Receive and File

N98 FAC24-1169 - Jail Expansion - Moss & Associates - Potential Change Item (PCI) BT0366 - Steel Road Plates - \$15,170.86 – 09-10-2024

**File Number** NI25-0652

**Comm. Dist.** All

**Recommendation** Receive and File

N99 Angeline Resolution 2025-28 Adopting FY 2024-2025 Budget

**File Number** NI25-0661

**Comm. Dist.** All

**Recommendation** Receive and File

N100 Hope Innovation District Proposed FY 2026 Budget

**File Number** NI25-0670

**Comm. Dist.** All

**Recommendation** Receive and File

N101 Professional Services Agreement for Staff Augmentation Services in Support of FEMA Requirements for Hurricanes Helene and Milton - \$772,800.00

**File Number** NI25-0671

**Comm. Dist.** All

**Recommendation** Receive and File

N102 Commission on the Status of Women (CSW) Meeting Minutes - March 3, 2025

**File Number** NI25-0672

**Comm. Dist.** All

**Recommendation** Receive and File

## Addendum

## Walk-Ons

**Post Meeting Materials**

**Adjourn**