

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

ANNOTATED AGENDA

FEBRUARY 11, 2025

**PREPARED IN THE OFFICE OF
NIKKI ALVAREZ-SOWLES, Esq., CLERK & COMPTROLLER**

**THE MINUTES WERE PREPARED IN AGENDA ORDER
AS PUBLISHED AND NOT IN THE ORDER
IN WHICH THE ITEMS WERE HEARD**

10:00 A.M.

**HISTORIC PASCO COUNTY COURTHOUSE, BOARD ROOM 2ND FLOOR
37918 MERIDIAN AVENUE, DADE CITY, FL 33525**

County Commissioners	Honorable Kathryn Starkey, Chairman, District 3 - Absent Honorable Jack Mariano, Vice Chairman, District 5 Honorable Seth Weightman, Second Vice-Chairman, District 2 Honorable Ronald E. Oakley, District 1 Honorable Lisa Yeager, District 4
Clerk & Comptroller	Honorable Nikki Alvarez-Sowles, Esq. Rep by: Mr. Harold Sample, Deputy Clerk
County Administrator	Mike Carballa, P.E.
County Attorney	Jeffrey N. Steinsnyder, Esq.

Call To Order

Vice-Chairman Mariano called the meeting to order at 10:01 a.m.

**Invocation
Pledge of Allegiance**

Mr. Sample gave the Invocation and led the Pledge of Allegiance to the Flag.

Roll Call

Mr. Sample called the roll. All Commissioners were present with the exception of Chairman Starkey who was absent.

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.

Vice-Chairman Mariano reviewed the procedures to be followed and called for public comment.

Ms. Kimberly Barnes spoke regarding flooding and damages caused by Hurricane Milton, issues that began after the Heritage Hills development was built, flooding caused by a pop out drain, assistance that had previously been provided by Commissioner Oakley, calls made to the City of Dade City and SWFWMD, that they were still not in their home, and family history of the property.

Mr. Branford Adumuah, Assistant County Administrator for Public Infrastructure, was directed to speak with her.

Mr. Patrick Knight spoke regarding his home he had built in Hickory Hills, flooding that occurred, the tanker trucks, property erosion, a question on what the County was doing about the flooding in Hickory Hills, that he had been told the FEMA money had stopped, a question on what the County planned to avoid it happening again, a question on what steps were being taken to ensure the construction of Morningside Drive and the new development would not cause more flooding, and flooding that came days later from the Lake Jovita area.

Vice-Chairman Mariano noted they did not comment on public comment but told him that the Team was out there looking at it and were looking for a long term solution. He asked him to speak with Mr. Adumuah and Mr. Jason Mickel, Public Works Director.

Ms. Maureen Gontarek, HOA President for The Estates and Reserve of Beacon Woods, displayed a map and spoke regarding a brief history of their community, disruptions caused by the construction of Beacon Park, that the developer was not using proper construction routes, communication with County Staff and other entities, a cease and desist that had been sent out by the County to the developer, that construction vehicles

were still using their neighborhood, property damage, noise complaints, hazardous conditions, that there had been minimal response from the County, and that the developer had not been held accountable.

Mr. David Allen, Assistant County Administrator for Development Services, and Mr. David Engel, Planning, Development, and Economic Growth Director, were directed to speak with her and the residents.

Vice-Chairman Mariano noted the developer was the worst one he has worked with.

Mr. Victor Lemus spoke regarding continued flooding on the access road to his house, a visit by Commissioner Mariano, that it was a safety hazard and they had been locked out of their property for four months, there was no emergency access, that it was not acceptable, other neighbors that were fighting the same battle, that a short term and long term solution was needed, and asking them to be a part of the solution and not the problem.

Approved to receive and file documents submitted by Mr. Tom Frain.

Mr. Tom Frain, representing Betmar Acres Club Incorporated, and Mr. Scott Wachsmuth spoke regarding their concern that the Property Appraiser was charging them non-ad valorem special assessments in violation of Florida Statutes; the documents that were submitted; what former Attorney General Charlie Crist had stated in 2024; that they had been paying for years; discussions with the Property Appraiser's Office and the County Attorney's Office; the City of Gainesville versus the State and the Department of Transportation case rule; that the fees should be spread over the development; their request to be placed on the March Agenda so it could be discussed further; that they did not want to go to litigation; that the corporation should not be charged as a whole; and language from the Florida Statutes.

Vice-Chairman Mariano explained they would get with the County Attorney's Office to review and have them reach back out to set up a meeting.

Mr. Eric Clayton spoke regarding recent and past flooding in 2004 in the Hickory Hills area, visits to the property by Commissioner Oakley and Commissioner Mariano, that if the elevations were fixed, the water would move as it should, not being opposed to growth but that things needed to be fixed before the growth, comments made by former Commissioners, and wanting to see follow through.

Mr. Robert Tucker echoed Mr. Clayton's comments and spoke regarding flooding in 1998, how the water flowed, drainage ditches that had been reconfigured, the 2004 flooding, the elevation changes, pumps that were placed, and culverts.

Ms. Janine Duffy spoke regarding the new President, the citizens of Pasco County looking forward to seeing great things, various changes she hoped to see, doing what the people asked, and making better decisions for the residents.

Ms. Lisa Moretti spoke regarding the recent Planning Commission meeting, the Evans 80 Project, disrespect that was shown to the Members and County Staff by the applicant, discussions with the applicant and issues she encountered, concerns regarding the applicant's behavior at the meeting, and flooding issues in King Lake.

Ms. Donna Dileo spoke regarding flooding in the Ehren Cutoff area, water being pumped into her lake, Lennar pumping after being told to stop, building that was allowed by the Engineers, her family's history on the property, that there were no filters on the pumps and there was now bacteria and pollution in her lake, and that it had never happened like that in the past.

Mr. Jack Tew spoke regarding appreciation for the Board's service, a not-for-profit they had started, wanting to comply with Zoning, that was looking for direction and help finding a property to build a shelter, that he was wanting to give back, and his credentials.

Approved to receive and file documents submitted by Mr. Jack Tew.

Ms. Paula Chacon spoke regarding her property, flooding, what was accessible at her home, struggles she had faced trying to access her property, the water was now smelling and there were mosquitos, safety concerns, the lack of emergency access and waste management, and she requested their help.

She was directed to go downstairs to speak with the group that was speaking to those issues.

Vice-Chairman Mariano made a statement to let everyone know that their Team was working actively, that the Commissioners were working together, and that they were working towards the short term and the long term as well.

Resolutions

Commissioners Items - Commissioner Yeager

RS1 A Resolution By The Board Of County Commissioners Of Pasco County, Florida, Presenting Fivay High School's Fire Science Program With The Donation Of An E-One Typhoon Fire Pumper As A Token Of Appreciation For The Program's Partnership In Promoting Fire Science Education And Exposure To The Career Path To The Youth Of Pasco County
File Number CAO25-5114
Comm. Dist. All
Recommendation Approve

Approved to adopt.

Commissioners Items - Commissioner Mariano

- RS2 A Resolution By The Board Of County Commissioners Of Pasco County, Florida, Commending The 2024 Star Performer, Star Leader, And Star Team Of The Year
File Number CAO25-5115
Comm. Dist. All
Recommendation Approve

Approved to adopt.

Consent

Approved the Consent Agenda with the exception of Agenda item C15 which had been withdrawn.

Constitutional Officers - Clerk - Financial Matters

- C3 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 CO25-0112
Comm. Dist. All
Recommendation Approve

Legislative/Administrative - County Attorney

- C4 Litigation Status Report for October, November and December (Q4) - County Attorney – Status – No Funding Required
File Number CAO25-2004
Comm. Dist. All
Recommendation Approve

Development Services - Code Compliance

- C5 Waiver of Code Compliance Lot Clearing Lien Interest - John & Linda Dipiazza - 2537 Martha Lane, Land O' Lakes, Florida - No Funding Required
File Number CC25-0003
Comm. Dist. 2
Recommendation Approve

Internal Services - Facilities Management

- C6 Third Amendment to the Master Agreement for Construction Manager at Risk Services (CMAR) (Bid No. RFP-DS-23-076) — Bandes Construction Company, Inc.— Delegation of Authority to the County Administrator to Execute the Summit Medical 1st and 2nd Floor Renovation Task Order, Related Amendments and Documents — \$250,000.00
File Number FAC25-0053
Comm. Dist. 5
Recommendation Approve
- C7 Agreement for Exchange of Real Property – Thirteen State Properties, LLC – No Funding Required
File Number FAC25-0056
Comm. Dist. 1
Recommendation Approve
- C8 Resolution Cancelling Taxes - Community Aging and Retirement Services, Inc. d/b/a CARES - 13900 4th Street, Dade City - No Funding Required
File Number FAC25-0078
Comm. Dist. 1
Recommendation Approve
- C9 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

Internal Services - Office of Management and Budget

- C10 Federally Funded Subaward and Grant Agreement for Hurricane Helene DR4828 - Florida Department of Emergency Management (FDEM) Agreement Number Z4345 - ALN 97.036 - No Funding Required
File Number OMB25-0025
Comm. Dist. All
Recommendation Approve
- C11 Resolution Providing Delegation of Signature Authority - County Administrator - Administration of Public Assistance Funding from the Florida Department of Emergency Management for Hurricanes Debby, Helene, And Milton - No Funding Required
File Number OMB25-0026
Comm. Dist. All
Recommendation Approve

Public Infrastructure - Fiscal and Business Administration

- C12 Cooperative Purchase – Fastenal Company – As Needed Paint and Supplies – \$135,000.00
File Number PIFBA25-2282
Comm. Dist. All
Recommendation Approve

Public Infrastructure - Public Works

- C13 Cooperative Purchase – Energreen America Inc. – Alpha Eagle A-Booms – \$579,746.00
File Number PW25-0035
Comm. Dist. All
Recommendation Approve
- C14 Cooperative Purchase – Orlando Freightliner, Inc. – L9 Tandem Axle Dump Truck – \$165,827.00
File Number PW25-0039
Comm. Dist. All
Recommendation Approve

Public Infrastructure - Transportation Engineering

- C15 Change Order No. 6 to Task Order No. EDO21-011 – Florida Design Consultants, Inc. – Withlacoochee State Connector Trail North Design Services – \$268,900.00
File Number TED25-0049
Comm. Dist. 1
Recommendation Approve

The item was withdrawn.

- C16 Recording of Plat with a Performance Guarantee – Lencore, LLC – Mirada Active Adult Phase 2E (46 Attached Homes on 7.02 Acres on the Southeast Corner of the Intersection of Mirada Boulevard and Teak Follow Boulevard) – No Funding Required
File Number TED25-0130
Comm. Dist. 1
Recommendation Approve

Public Infrastructure - Utilities

- C17 Task Order No. 1-25 – Black & Veatch Corporation – Embassy Hills High Service Pump Station Replacement Project (PCU 23-014.00) – \$353,794.00
File Number UTD25-0020
Comm. Dist. 5
Recommendation Approve
- C18 Task Order No. 1-25 – McKim & Creed, Inc. – 4G Ranch Monitoring Lakes RTU Telemetry Replacement (PCU 24-006.00) – \$399,033.00
File Number UTD25-0025
Comm. Dist. 1
Recommendation Approve
- C19 Second Amendment to Agreement for Additional Purchase Authority – U.S. Water Services Corporation and Rowland (DE), LLC – As Needed Valve Change-Out and Hydrant Installation Services – \$650,000.00
File Number UTOM25-0143
Comm. Dist. All
Recommendation Approve
- C20 Cooperative Purchase – Mid-Florida Diesel, Inc. – Blue Star Power Systems Diesel Generators, and Automatic Transfer Switches – \$542,014.00
File Number UTOM25-0171
Comm. Dist. All
Recommendation Approve

Public Safety - Fire Rescue

- C21 Exempt Purchase - Zoll Medical Corporation - X-Series Electrocardiogram Monitors - \$192,341.98
File Number FR25-1278
Comm. Dist. All
Recommendation Approve
- C22 Surplus and Equipment Donation - Fivay High School – E-One Typhoon Fire Pumper - No Funding Required
File Number FR25-1327
Comm. Dist. All
Recommendation Approve

Public Services - Community Services

- C23 Standard Contract and Purchase Order No. EL024-PASCO NUTRITION – Area Agency on Aging of Pasco-Pinellas, Inc. – State Funding for Elder Meals; CSFA 65.009 – \$121,238.00
File Number SS25-0010
Comm. Dist. All
Recommendation Approve
- C24 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 – \$1,196,562.48
File Number SS25-0011
Comm. Dist. All
Recommendation Approve
- C25 Amendment 001 to the EZ024-PASCO Standard Contract – Area Agency on Aging of Pasco-Pinellas, Inc. – Increase in Contract Funding; CSFA No. 65.002 and CSFA No. 65.004 – \$200,000.00
File Number SS25-0012
Comm. Dist. All
Recommendation Approve
- C26 Amendment-001 to the EC024-PASCO Standard Contract – Area Agency on Aging of Pasco-Pinellas, Inc. – Increase in Contract Funding; CSFA No. 65.010 – \$575,400.00
File Number SS25-0013
Comm. Dist. All
Recommendation Approve

Public Services - Libraries

- C27 Reappointments – Cultural Affairs Advisory Council – Reappointment of Members: Lauren Murray, Abeer Abu Judeh, and Mary Beth Isaacson – No Funding Required
File Number LI25-0006
Comm. Dist. All
Recommendation Approve

Public Services - Parks, Recreation and Natural Resources

- C28 Site Security Agreement – Andrea Henry – Crews Lake Headwaters Preserve, Lawless Entrance – No Funding Required
File Number PRN25-0039
Comm. Dist. 5
Recommendation Approve

Public Services - Public Transportation

- C29 Public Transportation Comprehensive Operational Analysis
Recommendations – Kimley-Horn and Associates, Inc. – Proposed Transit System Improvements – No Funding Required
File Number PT25-0006
Comm. Dist. All
Recommendation Approve

Regular

Legislative/Administrative - County Administrator

- R30 (11:00 A.M. Time Certain) Pasco Economic Development Council Quarterly Update
File Number CA25-5013
Comm. Dist. All
Recommendation Presentation Only

The item was for information only.

Updates from Chairman-Appointed Boards and Committees

- There was none.

Miscellaneous Business – District One – Commissioner Oakley

- Commissioner Oakley spoke regarding the AdventHealth Zephyrhills Cath Lab Ribbon Cutting while photographs were displayed.
- He spoke regarding speaking at the First Presbyterian Church in Dade City, an outline in what was going on in east Pasco County, and the flooding issues they have had while photographs were displayed.

- He spoke regarding attending the Governor's Day Luncheon, seeing Senator Wilton Simpson, that Mr. Moffit was named Citizen of the Year in the Tampa Bay Area, and others who were in attendance while photographs were displayed.
- He spoke regarding the recent Pasco County Fire Rescue Graduation, that the D-Shift was on its way and changes in the last few years with their support photographs were displayed.
- He spoke regarding participating in Employee Appreciation Day while while photographs were being displayed.

Miscellaneous Business - District Two - Commissioner Weightman

- Commissioner Weightman spoke regarding Employee Appreciation Day.
- He spoke regarding Pasco County hosting the 2026 Dixie Softball World Series at Starkey Park from July 17th through the 22nd, the teams that would be visiting, and the growth of softball.
- He spoke regarding another Live Local Act application that had been received for an existing luxury apartment complex which was a Canadian based company, that they were waiting to see what they said up in Tallahassee, and unintended consequences.

Mr. David Goldstein, Chief Assistant County Attorney, and Mr. Ralph Lair, Intergovernmental Affairs Officer, spoke during the discussion.

Discussion was held regarding Land Use decisions and the flexibility they had; the differences between the Comprehensive Plan and Quasi-Judicial; a suggestion to put a hard stop on apartments in Land Use decisions; saying no to Live Local; existing complexes; continuing to opt out every year; issues that were faced the first year; the complex Commissioner Weightman was referencing; an item that would be coming on the next Agenda; that new Land Use approvals with multi-family entitlements were made to waive the right to seek the tax exemption; vulnerability concerns after twelve to twenty-four months; keeping up inventory to maintain surplus; proposed House Bill 409 Adaptive Reuse of Land; the lobbyists that were hired; wanting to set up a meeting in the Governor's Office; the importance of Bed Taxes; that a Senator had made the statement in an article to revisit the Live Local Bill since there had been so much negativity from Local Governments; whether there would be a chance for a permanent opt-out provision; other Local Governments that were following Pasco County; what was hoping to be addressed moving forward; being forced to build rental stock; homeownership; that Live Local missed the mark; there was a deficit of owner occupied affordable housing; recent multi-family that had been approved; that there was a deficit in the lower income apartments; the trend of luxury

apartments with out of state owners applying for the exemption; that a suggested project would be brought up later in the day; current conditions for approvals; the three projects that had previously applied; and that current new builds were not restricted on prices.

Miscellaneous Business - District Three - Commissioner Starkey

- Absent.

Miscellaneous Business - District Four - Commissioner Yeager

- Commissioner Yeager spoke regarding reading to the students at the Early Learning Coalition while photographs were displayed.
- She spoke regarding being invited to the African American Club of Pasco while a photograph was displayed. She noted they were trying to do great things with the youth and trying to get a historical marker for a house.
- She spoke regarding attending the Pasco County Fire Rescue Graduation while a photograph was displayed. She noted there were eighteen graduates.
- She spoke regarding attending the Ribbon Cutting for the Fifth-Third Bank in Lutz while a photograph was displayed. She noted they gave a check to AmSkills for \$10,000.00.
- She spoke regarding Team Appreciation Day while photographs were displayed. She expressed how grateful she was for County Staff.

Miscellaneous Business - District Five - Commissioner Mariano

- Vice-Chairman Mariano spoke regarding public comment from earlier in the meeting pertaining to Beacon Park, that the development initially was supposed to access Buffalo Drive but at another hearing it was changed to the Agua Clara Drive, advantage that had been taken of the public roads, a past decision made by Staff to allow flexibility to do certain things, his desire to undo the flexibility from Staff because they over ruled the Public Hearing, wanting to bring the Ordinance back to them so they can reverse it and give the power back to the Commission, and that he did not want it to happen again.

Mr. David Allen, Assistant County Administrator for Development Services, and Mr. David Engel, Planning, Development, and Economic Growth Director, spoke during the discussion.

Discussion was held regarding wanting to find out why it happened that way and the reasons; when there was a Development Review Committee; the past Site Plan approval process with Public Hearings; the rationale for the change; that the issue discussed was not with the Site Plan but rather the access; whether or not deviations from the Site Plan should be approved administratively or not which was up to the Board; the current approval levels and processes; another issue that occurred in the particular project which was the construction haul route was tied to moving dirt on and off the site through an excavation permit that they then chose not to use; that County Staff did not stop them from using the roads because there was no Condition that was legally enforceable to do so; that the developer was Southern Impressions; the challenges; the nature of the area; difficulties with the request; the volume of work that was processed; working around the deviations; the past documents; a past haul route Condition and asking how it disappeared; whether there were red-lines; that the property owner had changed; the legal opinion that the Site Plan issued by Staff superseded the 2006 approval; approval revisions; the two different Staff approvals; how they could change the rule; the conditions of the roads and concerns with the life of the road that had been eroded away; a hope that the developer would hear the public's uproar and be a good partner to help clean it up; a meeting with the Officers of Beacon Park Homeowners Association to discuss the situation with them; doing research; that Compliance had been engaged; discretionary deviations from Board Policy; the recent reconsolidation of Current Planning and Planning and Development Departments; measures that were in place to ensure it did not happen again; a SOP that was being developed requiring supervisory approval of all the plans and permitting before they were executed; the planning check that was instituted at the Current Planning Division; how the decision would have been handled today; issues neighbors had encountered with the contractors; photographs that were displayed from the neighborhood; sinkholes and wetlands in the area and settling that was occurring; wanting to have it brought back to be looked at; infill projects; thoughtful design; having teammates looking at holistic pictures; and appreciation for the conversation.

- He spoke regarding Crela Estates, changes to the development, land that had been raised up, where the water was going to go, berms, the lack of buffering, and that it was poorly designed for the people while photographs were displayed.

Discussion was held regarding issues found with infill; land being raised up; needing to watch how things were built; City Annexations; and it needed to be better.

- He spoke regarding joining the VFW Auxiliary with his Dad and others while photographs were displayed.
- He spoke regarding someone he would be doing a Resolution for at the next meeting at 1:30 p.m. who was 100 years old and a World War II Veteran while photographs were displayed.

- He spoke regarding visiting the Eagles, a gentleman with a shirt that said, “Been Through Helene and Back” and a gender reveal while photographs were displayed.
- He spoke regarding a visit to Saint Leo University, people who were in attendance, the nursing school, and the robots while photographs were displayed.
- He spoke regarding the Regional Planning Council he attended and apologized for missing the Employee Appreciation Day. He noted the upcoming Resiliency Summit, the Agenda he saw and had sent a copy to the Board, items he wanted them to look at, the panels they had and should have, and those who should be in attendance.

Discussion was held regarding the Agenda and the phenomenal work of Mr. Kevin Guthrie, Executive Director for the Florida Division of Emergency Management.

Miscellaneous Business - County Administrator

- Mr. Carballa spoke regarding Team Appreciation Day. He expressed his appreciation to everyone who came out to support their team members.
- He spoke regarding public comment earlier in the meeting pertaining to flooding and reminded the Board they would have a workshop on February 18th where the subject would be stormwater and flooding.
- He spoke regarding celebrating International Trade and Tourism Day on February 20th at 4:30 p.m. at the Starkey Market in Trinity. He noted it was a great opportunity for tourism and trade partners to come together, that it would be \$15.00 per person, that it was a great cause and event, and that some of the money raised would help fund the exchange programs.

Discussion was held regarding the New Port Richey Rotary being a player and donations to keep the program going.

Miscellaneous Business - County Attorney

- Mr. Steinsnyder spoke regarding the need for an appointment to the Canvassing Board and that his understanding was that Commissioner Weightman had agreed to do it. He explained he needed a letter signed by the Chairman that appoints Commissioner Weightman as the Board's Canvassing Board Representative and Mr. Greg Giordano as the alternate.

Discussion was held regarding for which year it was for; that it would only be for the Municipal elections; and certification classes.

Approved to sign a letter appointing Commissioner Weightman as the Board's Canvassing Board Representative and Mr. Greg Giordano as the alternate.

- He spoke regarding public comment from earlier in the meeting pertaining to Betmar Acres. He explained that it was not a tax issue it was a Stormwater Utility Assessment that Betmar was experiencing on their golf course, that they dealt with the lawyers about five years ago and thought it had been resolved, that their position was still that the park owed the assessment because it was a Chapter 403 Stormwater Utility and not a tax, and he was unsure if there was anything they could resolve with them.

Discussion was held regarding golf courses and water planning; why they were being charged for a Stormwater Utility if they were part of the solution for stormwater; that it was something that could be reviewed with the Public Infrastructure Branch to see if it was an exemption they should think about; some of the issues; members who did not want to pay it; and that they were not allowed to raise their fees for the course.

Miscellaneous Business - Clerk and Comptroller

- No items.

Miscellaneous Business - Sheriff

- Absent.

THE BOARD RECESSED AT 12:01 P.M. AND RECONVENED AT 1:31 P.M. ALL COMMISSIONERS WERE PRESENT. COMMISSIONER YEAGER ARRIVED TO THE MEETING AT 1:32 P.M.

Public Hearings

Proposed Ordinances at 1:30 p.m.

- P31 An Ordinance Establishing KD52 Community Development District No. 1 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 PDE25-0077

Comm. Dist. 1

Recommendation Continuance Requested

Approved to continue to the February 25, 2025 Board of County Commissioners meeting at 1:30 p.m. in New Port Richey.

P32 An Ordinance Establishing KD52 Community Development District No. 2 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 PDE25-0081

Comm. Dist. 1

Recommendation Continuance Requested

Approved to continue to the February 25, 2025 Board of County Commissioners meeting at 1:30 p.m. in New Port Richey.

Public Hearings at 1:30 p.m.

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

Mr. Sample swore in those who planned to present testimony.

Approved the Public Hearing Consent Agenda which included Agenda items P37 and P38.

P33 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

Approved to continue to the March 11, 2025 Board of County Commissioners meeting at 1:30 p.m. in Dade City.

P34 Zoning Amendment (Continuance) - Harvest Hills West VOPH MPUD – Galvin Land Services – Rezoning Request from an A-C Agricultural District to MPUD Master Planned Unit Development District to Allow for the Development of 279 Dwelling Units and Associated Infrastructure on Approximately 100.18 Acres Located in The Villages of Pasadena Hills, Within Villages B and F
File Number PDE25-7834
Comm. Dist. 1
Recommendation Continuance Requested

Approved to continue to the March 11, 2025 Board of County Commissioners meeting at 1:30 p.m. in Dade City.

P35 Zoning Amendment (Continuance) - Colon VOPH MPUD – Galvin Land Services – Rezoning Request from an A-C Agricultural District to MPUD Master Planned Unit Development District to Allow for the Development of 117 Single Family Detached Units and Associated Infrastructure on Approximately 60.2 Acres Located in The Villages of Pasadena Hills, Within Village C
File Number PDE25-7842
Comm. Dist. 1
Recommendation Continuance Requested

Approved to continue to the March 11, 2025 Board of County Commissioners meeting at 1:30 p.m. in Dade City.

P36 Zoning Amendment (Continuance) – Tall Timbers MPUD –Xtreme Team 41, LLC – Rezoning Request from an A-C Agricultural District to a CC-MPUD Connected City Master Planned Unit Development District to Allow for the Development of 380 Multi-Family Dwelling Units and 180,000 Square Feet of Non-Residential Uses and Associated Infrastructure on Approximately 38 Acres, Located in Connected City within the Community Hub Special Planning Area
File Number PDE25-7651
Comm. Dist. 1
Recommendation Continuance Requested

Approved to continue to the March 11, 2025 Board of County Commissioners meeting at 1:30 p.m. in Dade City.

P37 Conditional Use Amendment Request (Consent) – DV DADE LLC/Discovery Mood & Anxiety – Conditional Use Amendment to Increase the Number of Beds From 24 to 40 in an Existing Residential Treatment and Care Facility in a AR-1 Agricultural-Residential District – East Central Pasco County – Northwest Corner of the Intersection of Clinton Avenue and Windsorwood Boulevard – Containing Approximately 9.37 Acres
File Number PDE25-CU07
Comm. Dist. 5
Recommendation Approval with Conditions

Approved as part of the Public Hearing Consent Agenda.

P38 Development Agreement (Consent) – Hamilton Oaks MPUD Master Planned Unit Development –AMH Development LLC. – Proposed is a Development Agreement (DA) for Hamilton Oaks MPUD
File Number PDE25-0082
Comm. Dist. 1
Recommendation Approve

Approved as part of the Public Hearing Consent Agenda.

P39 Petition to Vacate Portions of Three Platted Rights-of-Way (Regular) – Coit Road, Chapman Street and Patti Lane, Town of Lacoochee – Thirteen State Properties, LLC – No Funding Required
File Number FAC25-0037
Comm. Dist. 1
Recommendation Approve

Approved Staff's recommendation.

Noted Items

Agenda Items N40 through N49 were noted.

Agendas and Minutes

N40 Agenda & Minutes - Pasco County Commission on Human Trafficking - Meeting of September 18, 2024
File Number NI25-0216
Comm. Dist. All
Recommendation Receive and File

N41 Agenda & Minutes - Pasco County Commission on Human Trafficking - Meeting of November 20, 2024
File Number NI25-0217
Comm. Dist. All
Recommendation Receive and File

Miscellaneous

N42 Federally Funded Subaward and Grant Agreement for Hurricane Milton DR 4834 - Florida Department of Emergency Management (FDEM) Agreement Number Z4346 - ALN 97.036 - No Funding Required
File Number NI25-0106
Comm. Dist. All
Recommendation Receive and File

N43 Change Order No. 2 to Bid No. IFB-KM-23-057 – Ajax Paving Industries of Florida, LLC – Construction of 5-foot Wide Sidewalk Along Grande Boulevard From State Route 54 to Cecilia Drive (TED25-0041)
File Number NI25-0127
Comm. Dist. 3, 4
Recommendation Receive and File

N44 Change Order No. 1 to Task Order No. TED24-0055 – WSP USA, Inc. – Ranch Road Sidewalk (U.S. Highway 19 to Ponderosa Avenue) Design Services (TED25-0066)
File Number NI25-0128
Comm. Dist. 5
Recommendation Receive and File

N45 Change Order No. 1 to Task Order No. TED24-0026 – DRMP, Inc. – Design and Post Design Services for Byrd Drive and Gunn Highway Traffic Signal (TED25-0144)
File Number NI25-0129
Comm. Dist. 3
Recommendation Receive and File

N46 Task Order No. 1-24 – AECOM Technical Services, Inc. – 2025 Risk & Resiliency Assessment and Emergency Response Plan (UTD24-0444)
File Number NI25-0279
Comm. Dist. All
Recommendation Receive and File

- N47 Change Order No. 3 – Poole & Kent Company of Florida – Little Road Water Treatment Plant Pumping System Upgrades (UTD25-0060)
File Number NI25-0400
Comm. Dist. 4
Recommendation Receive and File
- N48 Pasco County Foreign Business in Florida Affidavit- Confidential Vendor for the Fire Rescue Department– No Funding Required
File Number NI25-0449
Comm. Dist. All
Recommendation Receive and File
- N49 Award of RSQ-KF-24-093 - Vexcel Imaging US, Inc. - Aerial Geographic Photography - \$769,212.50
File Number NI25-0456
Comm. Dist. All
Recommendation Receive and File

Addendum

There was none.

Walk-Ons

There were none.

Post Meeting Materials

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

Adjourn

Commissioner Oakley left the meeting at 11:40 a.m. and returned at 11:42 a.m.

The meeting adjourned at 2:22 p.m.

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