

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

ANNOTATED AGENDA

APRIL 9, 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 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.
County Administrator	Mike Carballa, P.E.
County Attorney	Jeffrey N. Steinsnyder, Esq.

Call To Order

Chairman Starkey called the meeting to order at 10:02 a.m.

**Invocation
Pledge of Allegiance**

Ms. Alvarez-Sowles gave the Invocation and led the Pledge of Allegiance to the Flag.

Roll Call

Ms. Alvarez-Sowles called the roll. All Commissioners were present.

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.

Chairman Starkey reviewed the procedures to be followed and called for public comment.

Pastor Troy Pederson, Ms. Valerie LaFrance, Ms. Keyla Nunez, Mr. Ryck Morales with the Small Business Administration (SBA) Office of Disaster Assistance, and Ms. Tanya Riddlesworth spoke regarding an upcoming community event in Waterfront Park on April 19th; concerns of books with certain types of materials being allowed in Public Libraries; a visit to Tallahassee; the Governor of Florida's efforts; Library Card Policies; the Protect our Children Project; discussions with Library and County Staff members; God's Law; disaster assistance updates, upcoming deadlines, and contact information; concerns with Connected City and the upcoming presentation; concerns with encroachment and the Community Hub Zone; the Land Development Code; and permitted uses.

Approved to receive and file documents submitted by Ms. Valerie LaFrance.

Approved to receive and file documents submitted by Mr. Ryck Morales.

Resolutions

Commissioners Items - Commissioner Weightman

RS1	A Resolution By The Board Of County Commissioners Of Pasco County, Florida, Declaring The Week Of April 6-12, 2025, As National Crime Victims' Rights Week In Pasco County
File Number	CAO25-5132
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, Declaring The Month Of May 2025 As Building Safety Month In Pasco County
File Number CAO25-5133
Comm. Dist. All
Recommendation Approve

Approved to adopt.

Approved to adopt.

Consent

Approved the Consent Agenda with the exception of Agenda item C17 and Addendum item AC97 which were pulled for discussion.

Constitutional Officers - Clerk - Minutes Distribution

C3 Board of County Commissioners Regular Meeting/Rezoning June 18, 2024 – 10 A.M.
File Number CO25-0124
Comm. Dist. All
Recommendation Approve

C4 Board of County Commissioners Regular Meeting/Rezoning July 9, 2024 – 10 A.M.
File Number CO25-0125
Comm. Dist. All
Recommendation Approve

Constitutional Officers - Clerk - Financial Matters

C5 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 CO25-0116
Comm. Dist. All
Recommendation Approve

Legislative/Administrative - County Attorney

- C6 Joint Meeting with Hillsborough County Commission and Pinellas County Commission
File Number CAO25-0003
Comm. Dist. All
Recommendation Approve

Development Services - Code Compliance

- C7 A Resolution By The Board Of County Commissioners Of Pasco County, Florida, Amending The Uniform Fine Schedule For Violations Of the Pasco County Codes, As Amended
File Number CC25-0004
Comm. Dist. All
Recommendation Approve

Internal Services - Facilities Management

- C8 Accept Drainage Easement – Roman Salamaca – Mariposa Drive Drainage Project – No Funding Required
File Number FAC25-0040
Comm. Dist. 3
Recommendation Approve
- C9 Exempt Purchase and Delegation of Authority - Urban Conga Inc. - Outdoor Furniture and Equipment for Wesley Chapel Library - \$276,250.00
File Number FAC25-0092
Comm. Dist. 2
Recommendation Approve
- C10 Amendment No. 3 to Construction Management at Risk Agreement RFP KM-20-032 for Jail Expansion - Moss & Associates, LLC - Increase the Guaranteed Maximum Price and the Project Budget, Stipulation of Allocation of the Increase, and Add 284 Calendar Days to Contract Time - \$14,791,013.52
File Number FAC25-0108
Comm. Dist. 2
Recommendation Approve
- C11 Accept the Non-Exclusive Flow-Through Drainage Easement Agreement – BW 54 Cattle Gap, LLC – Cattle Gap Trail Commercial – No Funding Required
File Number FAC25-0110

Comm. Dist. 3
Recommendation Approve

- C12 Accept Deeds and Temporary Access Easements and Adopt Resolution Cancelling Taxes – Moffitt Real Estate Holding Corporation – Speros Parkway Lift Station Phase 1A and Wilton Way Lift Station Phase 1C – No Funding Required
File Number FAC25-0116
Comm. Dist. 4
Recommendation Approve

Internal Services - Fleet Management

- C13 Cooperative Purchase - Orlando Freightliner Inc. – M2106 Dump Truck with Loader – \$210,248.00
File Number FM25-0015
Comm. Dist. All
Recommendation Approve

Public Infrastructure - Solid Waste

- C14 Ratification of Funding for Duke Energy Florida, LLC – Interconnection Agreement Application and Supporting Study Agreements – \$350,673.00
File Number SW25-0217
Comm. Dist. All
Recommendation Approve
- C15 First Amendment to Agreement Between Pasco County and Merrell Bros., Inc. – As-Needed Intracounty Transport of Municipal Solid Waste – \$1,017,000.00
File Number SW25-0252
Comm. Dist. All
Recommendation Approve
- C16 Task Order No. 2-25 – AECOM Technical Services, Inc. – Resource Recovery Facility Operations and Maintenance Monitoring Services – \$500,000.00
File Number SW25-0259
Comm. Dist. All
Recommendation Approve

Public Infrastructure - Transportation Engineering

- C17 Agreement for the Acquisition of Rights-of-Way - District Seven Off System Maintenance Agreement – Florida Department of Transportation –

County Road 52/Meridian Avenue/21st Street/Suwanee Way/St. Joe Road
– No Funding Required

File Number TED25-0076

Comm. Dist. 1

Recommendation Approve

Approved Staff's recommendation.

C18 Exempt Purchase - Professional Services Agreement – AtkinsRealis USA Inc. (formerly Atkins North America, Inc.) – Project Development and Environment Services for the Orange Belt Multi Use Trail – \$510,100.00
File Number TED25-0105
Comm. Dist. 1, 2, 3, 4
Recommendation Approve

C19 Change Order No. 14 to the Professional Services Agreement – Kisinger Campo & Associates, Corp. – Additional Funding for the Post Design Services and Noise Analysis for County Road 54 (Wesley Chapel Boulevard) from North of State Route 56 to North of Magnolia Boulevard – \$280,165.84
File Number TED25-0138
Comm. Dist. 2
Recommendation Approve

C20 Recording of Plat with a Performance Guarantee – Circle K Stores, Inc. – Chapel Crossings Parcel 6B-6C (2 Commercial Lots on 3.118 Acres in South Central Pasco County on the Northwest Corner of State Road 54 and Chapel Crossings Boulevard) – No Funding Required
File Number TED25-0151
Comm. Dist. 1
Recommendation Approve

C21 Award of Bid No. IFB-KM-25-017 – Harbor Contracting LLC – Little Road Right Turn Lane Addition and Denton Avenue Sidewalk (from Little Road to Archer Street) – \$777,249.00
File Number TED25-0178
Comm. Dist. 5
Recommendation Approve

C22 Supplemental Local Agency Program (LAP) Agreement – Florida Department of Transportation (FDOT) and Pasco County – Design Services for Ballantrae Boulevard Sidewalk and Corridor Intersection Safety Improvements (Straton Place to Bud Bexley Parkway) (FPN: 445502 1 38 01) – No Funding Required
File Number TED25-0199

Comm. Dist. 4
Recommendation Approve

- C23 Recording of Plat with Performance Guarantees – Brookfield Holdings (Rivers), LLC – Two Rivers Parcel B1-B2 Phases 2B and 2C (97 Single Family Detached Lots on 33.958 Acres Southeast Corner of State Road 56 and Morris Bridge Road) – No Funding Required
File Number TED25-0214
Comm. Dist. 1
Recommendation Approve

Public Infrastructure - Utilities

- C24 Task Order No. 2-25 – Mead & Hunt, Inc. – State Road 52 Reclaimed Water Main Replacement Project (PCU 23-013.00) – \$499,348.00
File Number UTD25-0191
Comm. Dist. 5
Recommendation Approve

Public Safety - Corrections

- C25 Award of Bid No. RFP-LK-25-014 – Aramark Correctional Services, LLC – Correctional Facility and Inmate Food Service – Multi-Year Award - \$8,687,178.36
File Number COR25-0008
Comm. Dist. All
Recommendation Approve

Public Services - Community Services

- C26 Amendment 10 to Standard Contract No. EP021-PASCO – Area Agency on Aging of Pasco-Pinellas, Inc. (AAAPP) – Emergency Home Energy Assistance for the Elderly (EHEAP) Program; CFDA No. 93.568 – \$276,550.00
File Number HS25-0006
Comm. Dist. All
Recommendation Approve

Public Services - Libraries

- C27 Appointment to the Library Advisory Board – Rosalyn Fenton – Pasco County Libraries – No Funding Required
File Number LI25-0012
Comm. Dist. All
Recommendation Approve

Public Services - Parks, Recreation and Natural Resources

- C28 Re-establishment of Change Funds - Pasco County Parks, Recreation, and Natural Resource Department - Swim Season Change Funds for Veterans Memorial Park and Land O' Lakes Recreation Complex - \$150.00
File Number PRN25-0057
Comm. Dist. 2, 5
Recommendation Approve

Public Services - Public Transportation

- C29 Public Transportation Grant Agreement and Authorizing Resolution – Florida Department of Transportation – Transit Corridor Development Program, Route 19 – CSFA No. 55.013 – \$266,504.00 (FDOT); \$266,504.00 (County)
File Number PT25-0012
Comm. Dist. All
Recommendation Approve
- C30 Public Transportation Grant Agreement and Authorizing Resolution – Florida Department of Transportation – Transit Corridor Development Program, Route 54 – CSFA No. 55.013 – \$303,154.00 (FDOT); \$303,154.00 (County)
File Number PT25-0013
Comm. Dist. All
Recommendation Approve

Regular

Development Services - Planning, Development, and Economic Growth

- R31 Connected City, Village of Pasadena Hills, and Pasco 2050 Discussion
File Number CA25-5023
Comm. Dist. All
Recommendation Presentation Only

The item was for information only.

Updates from Chairman-Appointed Boards and Committees

- There were none.

Miscellaneous Business - District One - Commissioner Oakley

- Commissioner Oakley displayed pictures and spoke regarding the Tampa Bay Evening Reception at the Capitol, people they were able to meet, feeling better about their attendance in Tallahassee, and that everyone seemed to be on board with them.
- He displayed pictures and spoke regarding the Pasco County Senior Services Annual Senior-Volunteer Appreciation Luncheon.
- He displayed pictures and spoke regarding the Graduation Ceremony for the Fire Rescue Class of 25-03, an influx of new candidates, changes with the D-Shift, and a recent story of EMS workers who responded to a gentleman with a heart attack while mowing his lawn and they returned later to finish mowing the lawn.

Miscellaneous Business - District Two - Commissioner Weightman

- Commissioner Weightman displayed a picture and spoke regarding the Pasco-Hernando State College Bobcats Baseball Team's rankings.
- He displayed pictures and spoke regarding the Johns Hopkins Hospital groundbreaking, the size of the site, intersections in the area, and the community.
- He displayed a picture and spoke regarding congratulations to BayCare on Bruce B. Downs being recognized by the Times as one of the best places to work, competition, finding talent, and bringing people to Pasco County.

Miscellaneous Business - District Three - Commissioner Starkey

- Chairman Starkey displayed pictures and spoke regarding being honored by the Girl Scouts of West Central Florida with the Women of Distinction Luncheon.
- She displayed pictures and spoke regarding attending FAC in Tallahassee.
- She displayed pictures and spoke regarding her Staff attending the Fire Station 3 Ribbon Cutting.
- She displayed a video and spoke regarding the Sports and Events Europe meeting she attended with Tourism and a Brazilian group that would be visiting soon.

- She displayed pictures and spoke regarding the Texas Roadhouse on 54 in front of Starkey Ranch opening.
- She displayed pictures and spoke regarding the ULI of Pasco Tour.
- She displayed pictures and spoke regarding the Citizens Academy welcome.
- She spoke regarding attending Net Fest.
- She displayed pictures and spoke regarding the Pasco County Fire Rescue Graduation.
- She displayed pictures and spoke regarding the Xgenex Ribbon Cutting and upcoming the AmSkills Boot Camp Graduation.
- She spoke regarding the glass drop recycling pilot program which had been implemented by the Solid Waste team on April 1st.

Discussion was held regarding the program; why it was created; costs; the drop off sites; commodities; “wish-cycling”; and contaminations.

- She spoke regarding the Tree Mitigation Fund, the desire to add not-for-profit organizations to receive trees, past discussions, and the intent.

Mr. David Engel, Planning, Development, and Economic Growth Director, spoke during the discussion.

Discussion was held regarding costs involved; being close on something to go through the process; that it would be coming back to the Board; the Parks Department; expedition of the fee increases; broadening the use of funds; public parks; and specific buildings.

- She spoke regarding the Fence Ordinance, vacant commercial properties, temporarily securing with chain-link fencing, and a Walmart with vinyl fencing and issues they had faced.
- She spoke regarding her interest in a Public Safety Impact Fee, discussions with the Sheriff, that the Penny for Pasco was not covering the cost of needs.

Discussion was held regarding the Board’s direction; discussions with the TBBA (Tampa Bay Builder’s Association); looking at increasing one impact fee per year; the different impact fees; the Fire Rescue Impact Fee; that studies would take about six months; what could be included in the study; the need for an overarching look at impact fees; bringing forth a Workshop item; the lack of utilities on State Road 52; and working with developers.

Miscellaneous Business - District Four - Commissioner Yeager

- Commissioner Yeager displayed pictures and spoke regarding Hope Services, skills they taught, tutoring support, an Ikea donation, and products that were free to the community.
- She displayed pictures and spoke regarding One More Child and a partnership with Grace's Food Pantry.
- She displayed pictures and spoke regarding her Pop-Up Pantry that fed 297 people and that the next one would be tomorrow.
- She displayed pictures and spoke regarding the Grand Opening at a McDonald's, a donation to her charity of choice which was Grace's Food Pantry, and a program for employees to get rides to work.
- She displayed pictures and spoke regarding the Xgenex Labs Ribbon Cutting and food safety.
- She displayed pictures and spoke regarding the Ground Breaking for the new Fire Station.
- She spoke regarding Sheriff Nocco meeting with everyone to give them a presentation, being moved by the issues with the helicopters, the opportunity for them to purchase two used helicopters, and the desire for them to have the helicopters for many reasons.

Chief Chase Daniels, Undersheriff of Community Outreach Operations for the Sheriff's Office, spoke during the discussion.

Discussion was held regarding the previous presentations by the Sheriff's Office; the current number of helicopters and how they were utilized; the Sheriff's Budget; what was requested; offsetting costs with revenue collected from the salvaged value of the helicopters; downsizing to only two helicopters; drone programs; rescue efforts; language for the motion; and recent emergency landings.

Approved to amend the Sheriff's Budget up to \$7.5 million for the purchase of two helicopters from Volusia County using available and appropriate funding sources.

- Later in the meeting, she spoke regarding her desire to allow boat trailers to be parked in the driveway.

Discussion was held regarding HOA restrictions; the Land Development Code; parking issues; where boat trailers were allowed to be parked; and that they would want it to be brought back before the Commission.

Miscellaneous Business - District Five - Commissioner Mariano

- Commissioner Mariano displayed pictures and spoke regarding Chasco Fiesta Parade.
- He spoke regarding the upcoming Ribbon Cutting for the new trail at Sunwest Park on April 12th at 10:00 a.m. with the first 5K run, anticipation for additional runs with non-profits and schools, and wanting to work with Florida Sports Coast to put supplies out there for the runs.

Later in the meeting, pictures were displayed.

- He spoke regarding the upcoming Scallop Fest, businesses and local bands that would be participating, and that it would be more family friendly.
- He spoke regarding recent ribbon cuttings and groundbreakings he had missed due to driving to meet with Fish and Wildlife to talk about the Aquatic Preserve.

Miscellaneous Business - County Administrator

- Mr. Carballa spoke regarding a letter to be submitted to the State Department of Government Efficiency that would be signed by the Chairman.
- Mr. Ralph Lair, Intergovernmental Affairs Officer, spoke regarding Federal appropriation requests, the 2025 Federal Budget, that earmarks were not allowed, projects that had been in play with Congressman Bilirakis and Congresswoman Lee, the door opening for projects for 2026, that they had been recommended by Congressman Bilirakis to resubmit some projects they had exactly as they were, new projects that were submitted to Congresswoman Lee's Office, and that each congressperson was only allowed 15 projects.

Discussion was held regarding the Area Agency on Aging location for supportive senior housing; Hudson Industrial Park; and why they were not submitting new projects in Congressman Bilirakis' District.

Approved to submit the projects by Friday to the Offices as they move forward for 2026 budget process with Congress.

- Mr. Carballa spoke regarding the distributed memorandum referencing Invocations at the Board of County Commission meetings, and the suggestions for consideration.

Discussion was held regarding the documents distributed; the suggestions for consideration; what other jurisdictions did; a case from Brevard County in 2019; suggested prayers to use; the need to refresh what was being said; potentially rotating County chaplains; potentially having the Commissioners themselves do it; time limits; the need for a non-denominational message; and maintaining boundaries.

Approved to have a Public Safety Chaplain do the prayer and if for some reason they could not make it that they would use Commissioner Starkey's prayer effective April 22nd.

Miscellaneous Business - County Attorney

- Mr. Steinsnyder spoke regarding the Public Comment section on the Agenda and his concerns.

Discussion was held regarding Public Comment and the concerns.

Miscellaneous Business - Clerk and Comptroller

- Ms. Alvarez-Sowles spoke regarding an update on Operation Greenlight which ran from March 27th through April 3rd which impacted over 921 individuals.

Miscellaneous Business – Sheriff

- Absent.

THE BOARD RECESSED AT 12:19 P.M. AND RECONVENED AT 1:31 P.M.

Public Hearings

Proposed Ordinances at 1:30 p.m.

- P32 An Ordinance By The Board Of County Commissioners Of Pasco County, Florida, Providing For The Amendment Of Chapter 42, Pasco County Code Of Ordinances; Providing For Modification; Repealer; Severability; Inclusion Into The Pasco County Code Of Ordinances; And An Effective Date.

File Number CC25-0005
Comm. Dist. All
Recommendation Approve

Approved to adopt by a roll call vote.

- P33 An Ordinance Amending The Pasco County Comprehensive Plan; Providing For A Comprehensive Plan Amendment To The Future Land Use Maps (2-15 and Sheet 01) Changing From RES-3 (Residential-3 DU/GA), RES-6 (Residential-6 DU/GA), And RES-9 (Residential-9 DU/GA) To IL (Industrial-Light) On Approximately 7.93 Acres Of Real Property Located North Of Cummer Road, South Of State Road 575, East Of Pine Products Road, And West Of Bower Road.
- File Number** PDE25-0078
Comm. Dist. 1
Recommendation Approve

Approved to adopt by a roll call vote.

- 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 Approve

Approved to adopt with the notation that they can go to 1,200 square feet and to leave the stormwater part out by a roll call vote with Chairman Starkey voting nay.

- P35 An Ordinance Establishing McKendree Pointe 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 PDE25-0115

Comm. Dist. 1

Recommendation Approve

Approved to adopt by a roll call vote.

Public Hearings at 1:30 p.m.

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

Ms. Alvarez-Sowles swore in those who planned to present testimony.

Approved the Public Hearing Consent Agenda which included Agenda item P37.

P36 An Ordinance (Continuance) 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

Approved to continue the item to the May 20, 2025 Board of County Commissioners meeting at 1:30 p.m. in New Port Richey.

P37 Zoning Amendment (Consent) – St Joe Walk Inc/St Joe Walk – Change in Zoning from an ER-2 Estate-Residential District to an E-R Estate-Residential District – Northeast Pasco County – Southeast Corner of the Intersection of Scharber Road and St Joe Road – Containing Approximately 66.82 acres

File Number PDE25-7859

Comm. Dist. 1

Recommendation Approve

Approved as part of the Public Hearing Consent Agenda.

Noted Items

Agenda Items N38 through N96 were noted.

Agendas and Minutes

- N38 Library Advisory Board Meeting Minutes February 11, 2025
File Number NI25-0594
Comm. Dist. All
Recommendation Receive and File
- N39 Cultural Affairs Advisory Council Meeting Minutes, January 13, 2025
File Number NI25-0595
Comm. Dist. All
Recommendation Receive and File
- N40 Metropolitan Planning Organization (MPO) Meeting Minutes – August 8, 2024
File Number NI25-0598
Comm. Dist. All
Recommendation Receive and File

Miscellaneous

- N41 Change Order No. 1 to Design-Build Agreement (PMA24-0020) – Cone & Graham, Inc. – Progressive Design-Build to Construct Ridge Road from Sunlake Boulevard to US Highway 41 as a New 4-Lane Roadway with a 24-Inch Water Main and a 20-Inch Reclaim Water Main (TED25-0061)
File Number NI25-0132
Comm. Dist. 2, 4
Recommendation Receive and File
- N42 Release of Performance Guarantee Surety Bond No. 0245602 – North AR-1 of Pasco Community Development District (Developer) – Angeline Phase 3A (TED25-0097)
File Number NI25-0493
Comm. Dist. 4
Recommendation Receive and File
- N43 Release of the Right of Way (ROW) Maintenance Guarantee Surety Bond No. 1166527 and Associated Rider – Grove SS Associates, LLC

(Developer) – Flagship Grove Storage, Right of Way Improvement Permit No. ROW-2019-00512, the Project Consists of Constructing a Roundabout at the Intersection of Dayflower Boulevard and Gateway Boulevard to Replace the Current Intersection and the Installation of a Water Main and Force Main to Serve the Project from Old Pasco Road (TED25-0012)

File Number NI25-0494

Comm. Dist. 2

Recommendation Receive and File

- N44 Release of Performance Guarantee Surety Bond Nos. 0248848 and 0248847 – Lennar Homes, LLC (Developer) – Two Rivers Parcel A1 Phase A (TED24-0254)

File Number NI25-0495

Comm. Dist. 1

Recommendation Receive and File

- N45 Release of the Right of Way (ROW) Maintenance Guarantee Surety Bond LICX1203184 – The Altman Companies (Developer) – South Branch Ranch - Altman Apartments (a/k/a Altis Preserve) Right of Way Improvements, Permit No. 37255, the Project Consists of Constructing a Westbound Turn Lane in the Existing Median into the Projects Main Entrance at Firebrush Way (TED24-0299)

File Number NI25-0496

Comm. Dist. 3

Recommendation Receive and File

- N46 Release of Performance Guarantee Surety Bond No. 800054865 – Forestar (USA) Real Estate Group, Inc. (Developer) – Avalon Park West, North Phase 3 (TED24-0324)

File Number NI25-0497

Comm. Dist. 2

Recommendation Receive and File

- N47 Release of Performance Guarantee Surety Bond No. SU1181626 – Lennar Homes, LLC (Developer) – Epperson North Village B (TED24-0325)

File Number NI25-0498

Comm. Dist. 1

Recommendation Receive and File

- N48 Release of the Right of Way (ROW) Maintenance Guarantee Surety Bond 66222197 – Superior Site Works, LLC (Developer) – Academy at The Farm Turn Lane, Right of Way Improvements Permit No. 35136, the Project Consists of Widening Handcart Road to Add a Northbound Left Turn Lane at the School's Entrance (TED25-0014)

File Number NI25-0499

Comm. Dist. 1
Recommendation Receive and File

N49 Release of the Right of Way (ROW) Maintenance Guarantee Surety Bond 016232891 – 29:11 Mirada, LLC (Developer) – Market at Mirada Right of Way Improvements, Permit No. ROW-2020-00498, the Project Consists of Constructing a Right Turn Lane on State Road 52 Extension (McCabe Road) into the Entrance (TED25-0022)

File Number NI25-0500

Comm. Dist. 1

Recommendation Receive and File

N50 Release of the Right of Way (ROW) Maintenance Guarantee Surety Bond 016232892 – 29:11 Mirada, LLC (Developer) – Market at Mirada Right of Way Improvements, Permit No. ROW-2020-00499, the Project Consists of Constructing Right and Left Turn Lanes on Mirada Boulevard Into the Projects Entrance (TED25-0023)

File Number NI25-0501

Comm. Dist. 1

Recommendation Receive and File

N51 Receive the Right-of-Way (ROW) Performance Guarantee Surety Bond No. K41732118 and Associated Rider – River Ridge Apts Owner, LLC (Developer) – Moon Lake Road (Approximately 1800 Linear Foot of Roadway Reconstruction Including Milling and Widening of Existing Pavement Plus an Additional North and South Bound Left Turn Lanes at Southern Site Driveway and North Bound Left Turn Lane at Northern Site Driveway) Permit No. ROW-2023-00772 (TED25-0028)

File Number NI25-0502

Comm. Dist. 4

Recommendation Receive and File

N52 Release of Performance Guarantee Irrevocable Letter of Credit No. OD22003008 – Lane Road Project, LLC (Developer) – Lane Road Subdivision (TED25-0029)

File Number NI25-0503

Comm. Dist. 1

Recommendation Receive and File

N53 Receive the Right-of-Way (ROW) Performance Guarantee Surety Bond No. 41K236054 – JRC Ventures, LLC (Developer) – Holiday Warehouse Park II (Pavement Reconstruction and Widening of Lucas Street From Site Driveway to Intersection of Louis Avenue) Permit No. ROW-2023-00356 (TED25-0031)

File Number NI25-0504

Comm. Dist. 1

Recommendation Receive and File

- N54 Receive the Right-of-Way (ROW) Performance Guarantee Surety Bond No. 1001192898 and Associated Rider – Cook Construction Co., Inc. of South Florida (Developer) – State Road 52 Self Storage at Commerce Drive (Installation of Sanitary Line, Mill and Resurface Pavement) Permit No. ROW-2024-00242 (TED25-0037)
File Number NI25-0505
Comm. Dist. 1
Recommendation Receive and File
- N55 Receive the Right-of-Way (ROW) Performance Guarantee Surety Bond No. GS56000781 – CCS Construction, LLC (Developer) – Little & Ross Commercial (Installation of Right Turn Lane and Driveway on Little Road) Permit No. ROW-2024-00192 (TED25-0039)
File Number NI25-0506
Comm. Dist. 4
Recommendation Receive and File
- N56 Release of Maintenance Guarantee Surety Bond No. SU1170002 – Taylor Morrison of Florida, Inc. (Developer) – Woodside Trace (TED25-0051)
File Number NI25-0507
Comm. Dist. 2
Recommendation Receive and File
- N57 Release of the Right of Way (ROW) Maintenance Guarantee Surety Bond No. 016228253 – The Haskell Company (Developer) – Professional Office Development, One Pasco Center Right of Way Improvements, Permit No. ROW-2019-00348, the Project Consists of Constructing a Driveway Turn Out on Uradco Place, Construction of a Sidewalk, and the Installation of a Water Main and Force Main to Serve the Project from Uradco Place (TED25-0052)
File Number NI25-0508
Comm. Dist. 1
Recommendation Receive and File
- N58 Release of Performance Guarantee Surety Bond No. 30152675 and Associated Rider – KB Home Tampa, LLC (Developer) – River Run (TED25-0095)
File Number NI25-0509
Comm. Dist. 1
Recommendation Receive and File
- N59 Release of the Right of Way (ROW) Maintenance Guarantee Surety Bond No. 82C234834 – Fencepost 54, LLC (Developer) – 7-Eleven-Starkey Ranch, Right of Way Improvements Permit No. ROW-2020-00451 - The

Project Consists of Widening Fencepost Drive To Add a Left Turn Lane Onto an Adjacent Property and To Construct an Entrance Onto The Project Property (TED25-0159)

File Number NI25-0510

Comm. Dist. 3

Recommendation Receive and File

N60 Release of Maintenance Guarantee Surety Bond No. 024242100-M2 – KB Home Tampa, LLC (Developer) – Legends Pointe Phase 1 (TED25-0160)

File Number NI25-0511

Comm. Dist. 5

Recommendation Receive and File

N61 Authorized Designees for Work Orders Performed under As Needed Miscellaneous Pipeline Construction Contract – Schaer Development of Central Florida, Inc. (PCU 24-017.00) (UTD25-0142)

File Number NI25-0540

Comm. Dist. All

Recommendation Receive and File

N62 Release of the Right of Way (ROW) Maintenance Guarantee Surety Bond No. 0771982-M – Meritage Homes of Florida, Inc. (Developer) – Bristol Meadows (f/k/a Legacy Hills), Right of Way Improvements Permit No. ROW-2020-00152, the Project Consists of Widening Chancey Road to Add a Right Turn Lane and Modify Grass Median to Add a Left Turn Lane Into the Entrance for the Project (TED25-0161)

File Number NI25-0568

Comm. Dist. 1

Recommendation Receive and File

N63 Release of Performance Guarantee No.4357974 and Accept the Partial Performance Guarantee Surety Bond No. 4724783 – HBWB Development Services, LLC (Developer) – Mirada Parcel 2 (TED24-0262)

File Number NI25-0569

Comm. Dist. 1

Recommendation Receive and File

N64 Release of the Right-of-Way (ROW) Performance Guarantee Surety Bond No. 3480389 and Accept ROW Maintenance Guarantee Surety Bond No. 3511357 and Associated Rider – Clearwater Bay Associates Inc. (Developer) – Parcel A & C Master Drainage and Roadway Design (Install Right Turn Lane from Meadow Pointe Boulevard to Chapel Commerce Drive Including a New Access Drive onto Smith Road) Permit No. 36347 (TED25-0044)

File Number NI25-0570

Comm. Dist. 2

Recommendation Receive and File

- N65 Release of Performance Guarantee Surety Bond No. SUR20000749 – Anand Vihar, LLC (Developer) – Anand Vihar (TED25-0074)
File Number NI25-0571
Comm. Dist. 2
Recommendation Receive and File
- N66 Receive the Right-of-Way (ROW) Maintenance Guarantee Surety Bond No. 0259293 – Len-Angeline, LLC (Developer) – Angeline Pasco County School Collector Road, Construction of Angeline School Way (2500 Linear Foot of 4 Lane Divided Collector Road), Permit No. ROW-2024-00177 (TED25-0085)
File Number NI25-0572
Comm. Dist. 4
Recommendation Receive and File
- N67 Release of Performance Guarantee No. 0254916 and Accept the Partial Performance Guarantee Surety Bond No. 0263696 – North AR-1 of Pasco Community Development District (Developer) – Angeline Phase 3C (TED25-0092)
File Number NI25-0573
Comm. Dist. 4
Recommendation Receive and File
- N68 Release of Right of Way (ROW) Maintenance Guarantee Surety Bond No. 0240387 – Mattamy Tampa/Sarasota, LLC (Developer) – Hay Road Town Homes Entrance on Wesley Chapel Boulevard (County Road 54) Right of Way Improvements, Permit No. ROW-2019-00619, the Project Consists of Milling, Overlaying, and Restriping of Wesley Chapel Boulevard Adding a Left Turn Lane into the Project's Entrance (TED25-0117)
File Number NI25-0574
Comm. Dist. 2
Recommendation Receive and File
- N69 Emergency Purchase Approval – Old County Road 54 Revetment Mat Collapse
File Number NI25-0593
Comm. Dist. 4
Recommendation Receive and File
- N70 Connerton East Community Development District - Annual Financial Report - Fiscal Year Ended September 30, 2024 - Received 03-07-2025
File Number NI25-0599
Comm. Dist. All
Recommendation Receive and File

- N71 Copperspring Community Development District - Annual Financial Report - Fiscal Year Ended September 30, 2024 - Received 03-10-2025
File Number NI25-0600
Comm. Dist. All
Recommendation Receive and File
- N72 Country Walk Community Development - Annual Financial Report - Fiscal Year Ended September 30, 2024 - Received 03-10-2025
File Number NI25-0601
Comm. Dist. All
Recommendation Receive and File
- N73 Deerbrook Community Development District - Annual Financial Report - Fiscal Year Ended September 30, 2024 - Received 03-10-2025
File Number NI25-0602
Comm. Dist. All
Recommendation Receive and File
- N74 FAC24-1158 - Task Order No. FM25-011 - Central Building & Founding Way Site Improvements - CPH Consulting, LLC, fka CPH, LLC fka CPH, Inc. - \$99,992.89 - 03-13-2025
File Number NI25-0603
Comm. Dist. All
Recommendation Receive and File
- N75 FAC25-1025 - Pine Hill Park Site Improvements - Task Order FM24-012 CAR No. 1 - Bandes Construction Co. Inc., - \$41,772.03 - 03-17-2025
File Number NI25-0604
Comm. Dist. All
Recommendation Receive and File
- N76 FAC25-1073 - Change Order No. 2 to Task Order No. FM24-001 - CPH Consulting, LLC. - Utilities Environmental Lab - Design and Administration - Time Only - 03-06-2025
File Number NI25-0605
Comm. Dist. All
Recommendation Receive and File
- N77 FAC25-1081-Change Order No.1 to Task Order No.FM24-021-Williamson Dacar Associates, Inc. dba Williamson Design Associates -D&E Building & Old Jail Feasibility Study-\$2,400.00
File Number NI25-0606
Comm. Dist. All
Recommendation Receive and File

- N78 FAC25-1087 - Jail Expansion - Moss & Associates - Construction Change Directive CCD051 - Metal Framing, Drywall, and Paint - \$127,500.00 - 03-06-2025
 File Number NI25-0607
 Comm. Dist. All
 Recommendation Receive and File
- N79 FAC25-1089 - Jail Expansion - Moss & Associates - Potential Change Item Budget Transfer BT0244 for CCD017 - \$284,722.95 - 03-06-2025
 File Number NI25-0608
 Comm. Dist. All
 Recommendation Receive and File
- N80 FAC25-1090 - Jail Expansion - Moss & Associates - PCI BT0292 for CCD021 - \$465,206.31 - 03-06-2025
 File Number NI25-0609
 Comm. Dist. All
 Recommendation Receive and File
- N81 FAC25-1091 - Jail Expansion - Moss & Associates - PCI Budget Transfer BT0353 for CCD027 - Fire Protection, HVAC, Masonry, Mechanical, Structural Steel - \$42,430.31 - 03-06-25
 File Number NI25-0610
 Comm. Dist. All
 Recommendation Receive and File
- N82 FAC25-1093 - Jail Expansion - Moss & Associates - Potential Change Item Budget Transfer BT0388 for CCD032 - Electrical, Masonry, Plumbing - \$82,595.60 - 03-06-2025
 File Number NI25-0611
 Comm. Dist. All
 Recommendation Receive and File
- N83 FAC25-1097 - Jail Expansion - moss & Associated - Potential Change Item Budget Transfer BT0430 - Epoxy Flooring Increased Costs - \$46,806.00 - 03-06-2025
 File Number NI25-0612
 Comm. Dist. All
 Recommendation Receive and File
- N84 FAC25-1101 - Pine Hill Park Site Improvements - Task Order FM24-012 CAR No. 2 - Bandes Construction Co. Inc. - \$26,561.55 - 03-17-2025
 File Number NI25-0613
 Comm. Dist. All
 Recommendation Receive and File

- N85 FAC25-1104 - Jail Expansion - Moss & Associates - Construction Change Directive CCD053 - Plumbing and Technology - \$25,000.00 - 03-06-2025
File Number NI25-0614
Comm. Dist. All
Recommendation Receive and File
- N86 FAC25-1107 - Fire Rescue Station No. 19 - CAR No. OC-001 - Ajax Building Company, LLC., - Expanding Equipment Yard - \$1,545.00 - 03-10-2025
File Number NI25-0615
Comm. Dist. All
Recommendation Receive and File
- N87 FAC25-1112 - Jail Expansion - Moss & Associates - Potential Change Item Budget Transfer BT0427 for CCD039 - Metal Framing - \$9,571.42 - 03-06-2025
File Number NI25-0616
Comm. Dist. All
Recommendation Receive and File
- N88 FAC25-1115 - Jail Expansion - Moss & Associates - Potential Change Item Budget Transfer BT0457 for CCD036 - Wall Panels - \$24,856.15 - 03-06-2025
File Number NI25-0617
Comm. Dist. All
Recommendation Receive and File
- N89 FAC25-1116 - Jail Expansion - Moss & Associates - Potential Change Item Budget Transfer BT0462 - Metal Framing and Drywall - \$10,696.25 - 03-06-2025
File Number NI25-0618
Comm. Dist. All
Recommendation Receive and File
- N90 FAC25-1119 - Wesley Chapel Library - Task Order FM24-011 CAR No. 004 - Bandes Construction Co. Inc. - \$20,070.04 - 03-13-2025
File Number NI25-0619
Comm. Dist. All
Recommendation Receive and File
- N91 Lake Padgett Estates Independent Special District - Annual Financial Report - Fiscal Year Ended September 30, 2024 - Received 03-10-2025
File Number NI25-0620
Comm. Dist. All
Recommendation Receive and File

- N92 Notice To Proceed - Fire Rescue Station No. 2 - Task Order No. FM24-029, Contract 6204 - 03-17-2025
File Number NI25-0621
Comm. Dist. All
Recommendation Receive and File
- N93 PSC-2025-0061-PCO-EI - DOCKET NO. 20240173-EI - Duke Energy - Issued on February 24, 2025
File Number NI25-0622
Comm. Dist. All
Recommendation Receive and File
- N94 PSC-2025-0062-PCO-EI - DOCKET NO. 20240172-EI – Tampa Electric Company – Issued on February 24, 2025
File Number NI25-0623
Comm. Dist. All
Recommendation Receive and File
- N95 WireGrass Community Development District - Annual Financial Report - Fiscal Year Ended September 30, 2024 - Received 03-10-2025
File Number NI25-0624
Comm. Dist. All
Recommendation Receive and File
- N96 WireGrass II Community Development District - Annual Financial Report - Fiscal Year Ended September 30, 2024 - Received 03-10-2025
File Number NI25-0625
Comm. Dist. All
Recommendation Receive and File

Addendum

Consent

- AC97 Professional Services Agreement for Staff Augmentation Services in Support of FEMA Requirements for Hurricanes Helene and Milton - \$772,800.00
File Number BCS25-0151
Comm. Dist. All
Recommendation Approve

Approved Staff's recommendation included changing the Board Action Memo from authorize the County Administrator to execute the Purchase Order to execution of the Purchase Service Agreement which should be executed by the Chair.

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

The meeting adjourned at 3:49 p.m.

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