

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, May 6, 2025

10:00 AM



Historic Pasco County Courthouse, Board Room, 2nd Floor
37918 Meridian Avenue, Dade City, Florida 33525

This meeting will be broadcast live on the [County's website](#), [YouTube channel](#), and Frontier Channel 42 and Spectrum Channel 643 (only for residents living in Pasco County).

Please silence all electronic devices.

- 10:00 a.m. - **Public Comment.** All resolutions will be presented after Public Comment.
- **Consent and Regular**
- 12:00 p.m. - Recess
- 1:30 p.m. - **Public Hearings.** Following the Public Hearings, the County Commission will complete any unfinished items from the 10:00 a.m. session.

The County Commission Agenda comprises four sections:

Public Comment is the section when individuals can comment on matters that the Board has before it for consideration. Everyone is limited to three minutes for such comments. A

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 - Commissioner Oakley

RS1 A Resolution By The Board Of County Commissioners Of Pasco County, Florida, Declaring May 11-17, 2025, As Hospital Week In Pasco County

File Number CAO25-5143

Comm. Dist. All

Recommendation Approve

Commissioners Items - Commissioner Weightman

RS2 A Resolution By The Board Of County Commissioners Of Pasco County, Florida, Declaring The Week Of May 4-10, 2025, As Pasco County Correctional Officers And Employees Week

File Number CAO25-5138

Comm. Dist. All

Recommendation Approve

Commissioners Items - Chairman Starkey

RS3 A Resolution By The Board Of County Commissioners Of Pasco County, Florida, Declaring The Week of May 4-10, 2025, As Travel And Tourism Week In Pasco County

File Number CAO25-5134

Comm. Dist. All

Recommendation Approve

RS4 A Resolution By The Board Of County Commissioners Of Pasco County, Florida, Declaring May 11-17, 2025, As Paint The Town Blue Week In Pasco County

File Number CAO25-5142

Comm. Dist. All

Recommendation Approve

Commissioners Items - Commissioner Yeager

RS5 A Resolution By The Board Of County Commissioners Of Pasco County, Florida, Declaring May 4, 2025, As International Firefighters' Day In Pasco County

File Number CAO25-5137

Comm. Dist. All

Recommendation Approve

RS6 A Resolution By The Board Of County Commissioners Of Pasco County, Florida, Declaring The Month Of May 2025 As Older Americans Month In Pasco County

File Number CAO25-5140

Comm. Dist. All

Recommendation Approve

Consent

Constitutional Officers - Clerk - Minutes Approval

- C7 Board of County Commissioners Emergency Special Meeting September 24, 2024 – 3 P.M.
File Number CO25-0133
Comm. Dist. All
Recommendation Approve
- C8 Board of County Commissioners Special Meeting October 23, 2024 – 9 A.M.
File Number CO25-0134
Comm. Dist. All
Recommendation Approve
- C9 Board of County Commissioners Special Meeting November 1, 2024 – 1 P.M.
File Number CO25-0135
Comm. Dist. All
Recommendation Approve
- C10 Board of County Commissioners Special Meeting November 21, 2024 – 1:30 P.M.
File Number CO25-0136
Comm. Dist. All
Recommendation Approve

Constitutional Officers - Clerk - Financial Matters

- C11 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 CO25-0118
Comm. Dist. All
Recommendation Approve

Legislative/Administrative - County Attorney

- C12 Litigation Status Report for January, February, and March 2025 (Q1) - County Attorney – Status – No Funding Required
File Number CAO25-2004
Comm. Dist. All
Recommendation Approve
- C13 A Resolution By The Board Of County Commissioners Of Pasco County, Florida, Establishing Maximum Rates Which May Be Charged On The Towing Of Vehicles Or Vessels From Or Immobilization Of Vehicles Or Vessels On Private Property, Removal And Storage Of Wrecked Or Disabled Vehicles Or

Vessels From An Accident Scene Or For The Removal And Storage Of Vehicles Or Vessels, In The Event The Owner Or Operator Is Incapacitated, Unavailable, Leaves The Procurement Of Wrecker Service To The Law Enforcement Officer At The Scene, Or Otherwise Does Not Consent To The Removal Of The Vehicle Or Vessel; Providing For Annual Adjustment Of Rates Based On The Consumer Price Index; Allow A Fuel Adjustment Surcharge; Establishing That The Maximum Rates Be Published On The County's Website; Establishing A Process For Investigating And Resolving Complaints Regarding Fees Charged In Excess Of Such Rates; Providing An Effective Date.

File Number CAO25-5501

Comm. Dist. All

Recommendation Approve

Development Services - Planning, Development, and Economic Growth

- C14 Resilient Pasco Project - Resilience and Sustainability Action Plan - No Funding Required

File Number PDE25-0110

Comm. Dist. All

Recommendation Approve

- C15 Second Amendment to Economic Incentive Agreement – H. Lee Moffitt Cancer Center and Research Institute, Inc. – Modification of Scope of Work – No Funding Required

File Number PDE25-0186

Comm. Dist. 4

Recommendation Approve

- C16 First Amendment to Reimbursement Agreement for State of Florida Infrastructure Funding - H. Lee Moffitt Cancer Center and Research Institute, Inc. - Modification of Scope of Work – No Funding Required

File Number PDE25-0187

Comm. Dist. 4

Recommendation Approve

- C17 First Amendment to State Financial Assistance Agreement – State of Florida, Department of Transportation – Modification of Scope of Work and Infrastructure Funding - No Funding Required

File Number PDE25-0188

Comm. Dist. 4

Recommendation Approve

Internal Services - Facilities Management

- C18 Accept Deed and Adopt Resolution Cancelling Taxes – Amskills, Inc. – Darlington Road Right-of-Way – No Funding Required

File Number FAC25-0049

Comm. Dist. 3

Recommendation Approve

C19 Agreement for Sale and Purchase of Property – Seven Hills, Inc. – Fire Station No. 7 – Pasco County Fire Rescue – \$400,300.00

File Number FAC25-0063

Comm. Dist. 1

Recommendation Approve

C20 Accept Deed and Adopt Resolution Cancelling Taxes – Warren J. Weathers, Maureen A. Weathers, and Mary W. Switzer – Moon Lake Road Right-of-Way – No Funding Required

File Number FAC25-0097

Comm. Dist. 4

Recommendation Approve

C21 Agreement for Sale and Purchase of Surplus Real Property – Brenda J. Barker – Cummer Road, Dade City – Revenue – \$4,000.00

File Number FAC25-0104

Comm. Dist. 1

Recommendation Approve

C22 First Amendment to Lease – Wireless EDGE Towers III, LLC – Tower Site Lease - No Funding Required

File Number FAC25-0131

Comm. Dist. 3

Recommendation Approve

C23 Accept Drainage Easement – Ridge SS Associates, LLC – Port Richey Self Storage – No Funding Required

File Number FAC25-0133

Comm. Dist. 5

Recommendation Approve

Internal Services - Fleet Management

C24 Classification and Disposal of Surplus Property – Auction Services – No Funding Required

File Number FM25-0017

Comm. Dist. All

Recommendation Approve

Internal Services - Office of Management and Budget

C25 Service Funding Agreement Between Pasco County and WestCare Gulfcoast-Florida, Inc. - Adult Drug Court Program – Award No. 15PBJA-24-GG-03888-DGCT– ALN #16.585 – No Funding Required

File Number OMB25-0034

Comm. Dist. All

Recommendation Approve

Internal Services - Purchasing

- C26 Classification, Sale, and Disposal of Surplus County Property – No Funding Required
File Number PU25-0017
Comm. Dist. All
Recommendation Approve

Public Infrastructure - Public Works

- C27 Task Order No. SMO25-005 – Surveying and Mapping, LLC – Professional Easement Mapping Services (Township Ranges T24-R19 and T24-R18) – \$169,508.03
File Number PW25-0014
Comm. Dist. 1, 5
Recommendation Approve

Public Infrastructure - Transportation Engineering

- C28 Resolution to Reduce the Speed Limit – Adonis Road – Speed Limit Reduction – \$1,000.00
File Number TED25-0217
Comm. Dist. 4
Recommendation Approve
- C29 Recording of Plat with Performance Guarantee – Pulte Home Company, LLC – Del Webb River Reserve Phases 1A & 1B (355 Single Family Detached Lots on 276.926 Acres East of Shady Hills Road, Approximately 1 Mile North of State Road 52) – No Funding Required
File Number TED25-0257
Comm. Dist. 5
Recommendation Approve

Public Safety - Fire Rescue

- C30 Exempt Purchase – Weinmann Emergency, LP – Emergency Ventilators for Ambulance Transport Vehicles – \$171,650.00
File Number FR25-1513
Comm. Dist. All
Recommendation Approve
- C31 Cooperative Purchase - Acela Inc., d/b/a Acela Truck Company - High Water and Flood Rescue Vehicles - \$856,104.00
File Number FR25-1578
Comm. Dist. All
Recommendation Approve

Public Services - Community Development

- C32 Exempt Purchase – Benevate, LLC – Automated Housing Loan Enrollment, Qualifications, Administration and Reporting Software – \$201,600.00

File Number CD25-0101
Comm. Dist. All
Recommendation Approve

- C33 Multifamily Mortgage Revenue Bonds – Ekos at Bayonet Point III, Hudson – 126 Affordable Housing Units for Families – No Funding Required

File Number CD25-0108
Comm. Dist. 5
Recommendation Approve

Public Services - Public Transportation

- C34 Award of Bid No. IFB-KF-24-135 – Black Jack Media Group, Inc. – Public Transit Advertising – (Revenue to the County) - No Funding Required

File Number PT25-0008
Comm. Dist. All
Recommendation Approve

Regular

Constitutional Officers - Clerk and Comptroller

- R35 (11:00 A.M. Time Certain) Semi-Annual Investment Portfolio Presentation

File Number CO25-0121
Comm. Dist. All
Recommendation Presentation Only

Internal Services - Purchasing

- R36 (11:30 A.M. Time Certain) Bid Protest Denial Decision by County Administrator – Smart Communications - Award to Inmate Calling Solutions, LLC, of RFP-LK-25-026 for Inmate Tablet Program and Offsite Mail System - No Funding Required

File Number PU25-0018
Comm. Dist. 2
Recommendation Other

Public Services - Destination Management Organization

- R37 Economic Impact and Visitor Tracking Report – Destination Management Organization – To Provide Economic Impact of Tourism and Visitors Profile Information for Findings of the Study Conducted in Fiscal Year 2024 – No Funding Required

File Number DMO25-0050
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.

- P38 An Ordinance By The Board Of County Commissioners Of Pasco County, Florida, Dissolving The Fox Ridge Municipal Service Benefit Unit As Of December 31, 2025, And Providing Applicability And An Effective Date.
File Number PIFBA25-0253
Comm. Dist. 2
Recommendation Approve
- P39 An Ordinance Amending The Pasco County Comprehensive Plan; Providing For A Small-Scale Comprehensive Plan Amendment To The Future Land Use Map (Map 2-15 And Sheet 14) From RES-3 (Residential-3 Du/Ga) To RES-6 (Residential-6 Du/Ga) On Approximately 18.36 Acres Of Real Property Located At The Northeast Corner Of Old Pasco Road And Hadlock Drive; And Providing For Additional Text Amendments As Necessary For Internal Consistency; Providing For A Repealer, Severability, And An Effective Date.
File Number PDE25-0174
Comm. Dist. 1
Recommendation Approve
- P40 An Ordinance Amending The Parks, Recreation, And Natural Resources Municipal Service Taxing Unit; Providing For Boundaries; Providing For Levy Of An Ad-Valorem Tax; Providing For The Amended Municipal Services To Be Funded; Providing For Severability; Providing For Inclusion In The County Code Of Ordinances; Providing For Limitations On Actions; And Providing An Effective Date.
File Number PRN25-0074
Comm. Dist. All
Recommendation Approve

Public Hearings at 1:30 p.m.

- P41 Development Agreement (Continuance) – Riverstone (Renner) MPUD – KB Homes Tampa LLC – Modification to the Development Agreement (DA) to Allow the Developer to Receive Certificates of Occupancy for 98 Homes Prior to Completion of Road Improvements for the Renner MPUD and to Clarify Terms and Conditions Therein and Rename the DA Agreement from Renner to Riverstone

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| | File Number | PDE25-0144 |
| | Comm. Dist. | 4 |
| | Recommendation | Continuance Requested |
- P42 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
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| | File Number | PDE25-7651 |
| | Comm. Dist. | 1 |
| | Recommendation | Continuance Requested |
- P43 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 Lola Road
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| | File Number | PDE25-7738 |
| | Comm. Dist. | 1 |
| | Recommendation | Continuance Requested |
- P44 Substantial Modification (Continuance) – Riverstone (Renner) MPUD – KB Homes Tampa LLC – Substantial Modification to Allow the Developer to Receive Certificates of Occupancy for 98 Homes Prior to Completion of Road Improvements Through Modification of a Previously Approved Condition to Rename the Renner MPUD to Riverstone MPUD
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| | File Number | PDE25-7838 |
| | Comm. Dist. | 4 |
| | Recommendation | Continuance Requested |
- P45 Development of Regional Impact (DRI) Amendment (Consent) – Beacon Woods East DRI/MPUD Development of Regional Impact/Master Planned Unit Development – HCA Health Services of Florida, Inc. – A Modification to the DRI Development Order (DO) and Map H (Master Plan) to Remove Some Western Parcels from this DRI/MPUD and Include Them in the New HCA Bayonet Point MPUD to be Used for Hospital/Medical Office Uses, and to Update the DRI Expiration Date Per a Previous Request
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| | File Number | PDE25-0183 |
| | Comm. Dist. | 1 |
| | Recommendation | Approve |
- P46 Zoning Amendment (Consent) - Old Pasco Road MPUD – SAV PROPERTY HOLDINGS LLC – Rezoning Request from A-R Agricultural Residential and A-C Agricultural to MPUD Master Planned Unit Development District to Allow for

the Development of 106 Townhomes and Associated Infrastructure on
Approximately 18.36 Acres Located in Central Pasco County

File Number PDE25-7776

Comm. Dist. 1

Recommendation Approval with Conditions

Noted Items

Agendas and Minutes

N47 Meeting Minutes - Library Advisory Board/Library Cooperative Board - March 2025

File Number NI25-0666

Comm. Dist. All

Recommendation Receive and File

N48 Meeting Minutes - Housing Finance Authority (HFA) – June 6, 2024

File Number NI25-0674

Comm. Dist. All

Recommendation Receive and File

Miscellaneous

N49 Pasco Sheriff's Office Letter Dated 3-18-25 - Deposit of Forfeited Funds 9-1-24 through 2-28-25 - Law Enforcement Trust Fund - \$32,216.00

File Number NI25-0112

Comm. Dist. All

Recommendation Receive and File

N50 Task Order No. 18 – Stantec Consulting Services, Inc. – Fiscal and Business Administration Support Services (PIFBA25-0268)

File Number NI25-0626

Comm. Dist. All

Recommendation Receive and File

N51 Task Order No. 19 – Stantec Consulting Services, Inc. – Water, Wastewater, and Reclaimed Water Rate Study (PIFBA25-0255)

File Number NI25-0627

Comm. Dist. All

Recommendation Receive and File

N52 Additional Purchasing Authority – Paff Services, LLC; Pete and Ron's Tree Service, Inc.; Merion Landscape Services, LLC; and Tip Top Tree Experts, LLC – As Needed Tree Trimming, Tree Removal, and Stump Grinding Services (PWM25-0049)

File Number NI25-0665

Comm. Dist. All

Recommendation Receive and File

- N53 FAC25-1050 - Change Order No. 2 to Task Order FM23-031 - Hap Clark 3rd Floor Renovations and SOE Suite Renovation - Bandes Construction Company, Inc. - \$52,093.95 – 02-27-2024
File Number NI25-0675
Comm. Dist. All
Recommendation Receive and File
- N54 FAC25-1127 - Wesley Chapel Library - Task Order FM24-011 CAR No. 005 – Bandes Construction Company, Inc. - \$106,692.63 – 03-25-2025
File Number NI25-0676
Comm. Dist. All
Recommendation Receive and File
- N55 Notice to Proceed - Fasano Hurricane Shelter - Wall & Floor Crack Repair - Task Order No. FM24-023 - Contract 6429 – 03-20-2025
File Number NI25-0677
Comm. Dist. All
Recommendation Receive and File
- N56 River Landing Community Development District - Proposed Budget FY 2026 – 03-18-2025
File Number NI25-0679
Comm. Dist. All
Recommendation Receive and File
- N57 Fee Credit Guidance Memorandum for Distribution of Connected City ("CC") Innovation Enterprise Fund Development Fees
File Number NI25-0680
Comm. Dist. All
Recommendation Receive and File
- N58 Scrivener's Error Revision to Condition of Approval No. 25 - Connerton Villages III and IV MPUD Master Planned Unit Development - Lennar Homes, LLC - Request to Revise Right-of-Way Width Referenced by Condition of Approval No. 25
File Number NI25-0681
Comm. Dist. 2
Recommendation Receive and File

Addendum

Walk-Ons

Post Meeting Materials

Adjourn