

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

ANNOTATED AGENDA

JANUARY 28, 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.

**WEST PASCO GOVERNMENT CENTER, BOARD ROOM
8731 CITIZENS DRIVE, NEW PORT RICHEY, FL 34654**

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. Rep. by Mr. Harold Sample, Deputy Clerk
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**

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.

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, Mr. Reagan Weiss, Hub Charities, Ms. Amanda Hart, Mr. Bruce Bumstead, Ms. Valarie Lafrance, Ms. Wanda Chasnoff, Ms. Irene Welch, Reverend William Bowles, Mr. Allen Rose, and Mr. Peter Doty spoke regarding America; the Inauguration; prayer; prayer groups; that prayer requests could be emailed; quoted scripture; Hub-o-Ween; the sponsors; traffic; their appreciation; selective enforcement; mining operations; trucking companies; permits; complaints; dirt that was being moved; transfer stations; the Community Chaplain for Pasco County; the Agenda; discernment; Commissioner Mariano and his help; flooding; a homeless camp; residents on oxygen; the fires; the improvement of Green Key; that a child was attacked; responses that the communities had been given; that there was still trafficking; prostitution; drugs; the tents that were up; the State Stone; that there was no place to display them; examples that were brought in; that they came from Pasco County; a shrine that was built in Saint Leo; waterway issues; impaired waterways; the Master Plan; damage from the hurricanes; an offshore barrier island; Code Enforcement; overbuilding in the County; that there was no water; roadways; violations; fines; speeding; and DOT.

Mr. Keith Wiley, Director of Parks, Recreation and Natural Resources, spoke during the discussion.

Discussion was held regarding Hub-o-Ween weekend; road widening; the traffic; whether there was a no trespassing on the property; the amount of people living there; attacks on residents; the fires; flooding; the landowner; and appreciation to Mr. Chase Daniels, Undersheriff of Community Outreach Operations, for his help.

Approved to accept the donation to the parks.

Consent

Approved the Consent Agenda with the exception of Agenda item C28 which had been pulled for discussion or revision and Agenda items C3 and C18 which had been withdrawn

Constitutional Officers - Clerk - Financial Matters

- C1 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 CO25-0111
Comm. Dist. All
Recommendation Approve

Development Services - Planning and Economic Growth

- C2 Task Order No. PDE25-TO-002 - W.E. Oliver, P.E., LLC - 2025 Mobility Fee Update Study Scope of Services - \$193,898.40
File Number PDE25-0089
Comm. Dist. All
Recommendation Approve

Internal Services - Facilities Management

- C3 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

The item was withdrawn.

- C4 Agreement for Purchase of Real Property – The School Board of Pasco County – Tower Road Force Main Extension - \$95,000.00
File Number FAC25-0062
Comm. Dist. 3
Recommendation Approve
- C5 Agreement for Sale and Purchase – Supplemental Easement – Duke Energy Florida, LLC –Duke Energy Hudson Sub-station and Shady Hills Resource Recovery Plan – Revenue to County \$47,200.00
File Number FAC25-0077

Comm. Dist. 5
Recommendation Approve

- C6 Accept Deed and Adopt Resolution Cancelling Taxes – Two Rivers West Community Development District – Two Rivers MPUD - Colston Avenue – No Funding Required
File Number FAC25-0082
Comm. Dist. 1
Recommendation Approve

Internal Services - Fleet Management

- C7 Cooperative Purchase - Orlando Freightliner Inc. - 114SD Tandem Axle Trucks – \$323,688.00
File Number FM25-0005
Comm. Dist. All
Recommendation Approve
- C8 Cooperative Purchase - Orlando Freightliner, Inc. - 114SD Tandem Axle Truck – \$181,809.00
File Number FM25-0008
Comm. Dist. All
Recommendation Approve
- C9 Classification and Disposal of Surplus Property – Auction Services – No Funding Required
File Number FM25-0010
Comm. Dist. All
Recommendation Approve

Internal Services - Information Technology

- C10 Confidential Cooperative Purchase – SHI International Corporation – Ongoing and As Needed Maintenance – \$632,791.56
File Number IT25-0003
Comm. Dist. All
Recommendation Approve

Internal Services - Office of Management and Budget

- C11 Federally Funded Subaward and Grant Agreement for Hurricane Debby DR4806 - Florida Department of Emergency Management (FDEM) Agreement Number Z4452 - ALN 97.036 - No Funding Required
File Number OMB25-0024
Comm. Dist. All
Recommendation Approve

Public Infrastructure - Fiscal and Business Administration

- C12 Cooperative Purchase – Graybar Electric Company, Inc. – As Needed Warehouse Inventory Restock and Electrical Parts and Supplies – \$3,200,000.00
File Number PIFBA25-2233
Comm. Dist. All
Recommendation Approve

Public Infrastructure - Public Works

- C13 First One-Year Renewal (FY 2025) and Additional Purchasing Authority (FY 26) of Stormwater Culvert Replacement Contract – Multi-Year – Bid No. IFB-RH-21-066 – Southern Road & Bridge, LLC – \$4,000,000.00
File Number PW25-0001
Comm. Dist. All
Recommendation Approve
- C14 Task Order No. SMO25-001 – First Line Coastal, LLC – Preliminary Engineering Report for Driftwood Isles Area and Coral Cove District Dredging – \$280,427.64
File Number PW25-0007
Comm. Dist. 5
Recommendation Approve
- C15 Williamsburg West Municipal Service Taxing Unit (MSTU) Advisory Board Appointments of Deryk Berger, Dwane Parris, John Jack Youra, Pete Wiegand, and Susan Iannotti – No Funding Required
File Number PW25-0036
Comm. Dist. 2
Recommendation Approve
- C16 Cooperative Purchase - Orlando Freightliner, Inc. - 114SD Tandem Axle Trucks – \$363,618.00
File Number PW25-0038
Comm. Dist. All
Recommendation Approve

Public Infrastructure - Transportation Engineering

- C17 Task Order No. TED25-0034 – AtkinsRéalis USA Inc. – Design and Post Design Services for an Eastbound Right-Turn Lane on Sea Ranch Road from West of Old Dixie Highway to US Highway 19 – \$170,416.06
File Number TED25-0034
Comm. Dist. 5
Recommendation Approve

- C18 Task Order No. TED25-0035 – AtkinsRéalis USA Inc. – Design and Post Design Services for a Northbound Right Turn-Lane on the East Side of Shady Hills Road from Fringe Tree Drive to Shady Hills Elementary School – \$154,980.24
File Number TED25-0035
Comm. Dist. 5
Recommendation Approve

The item was withdrawn.

- C19 Recording of Plat with a Performance Guarantee – Caroline Drive SFR Owner, LLC – Skymor Wesley Chapel (150 Attached Townhomes on 40.22 Acres in South Central Pasco County; North End of Caroline Drive, West of Bridleford Drive) – No Funding Required
File Number TED25-0067
Comm. Dist. 2
Recommendation Approve
- C20 Recording of Plat with Performance Guarantees – LNR3 AIV, LLC – Connerton Village 3 Phase 2B (217 Single Family Detached Lots on 80.580 Acres in Central Pasco on the South Side of Connerton Boulevard, East of Gallantree Place) – No Funding Required
File Number TED25-0126
Comm. Dist. 2
Recommendation Approve
- C21 Recording of Plat with Performance Guarantees – Taylor Morrison of Florida, Inc. – Palm Wind-Phase 1 (134 Single Family Detached Lots on 72.62 Acres in Northwest Pasco County, South Side of Hudson Avenue, Approximately 3/4 Mile East of Peachtree Road) – No Funding Required
File Number TED25-0131
Comm. Dist. 5
Recommendation Approve
- C22 Recording of Plat – Taylor Morrison of Florida, Inc. – River Landing Phases 4 and 5-Partial Replat (a Replat of Lots 790 Through 810 Inclusive and Lots 843 Through 858 Inclusive on 6.635 Acres in Southeast Pasco County, West of Morris Bridge Road South of Oldwoods Avenue) – No Funding Required
File Number TED25-0149
Comm. Dist. 2
Recommendation Approve

Public Infrastructure - Utilities

- C23 Task Order No. 1-25 – Arcadis U.S., Inc. – Shady Hills Wastewater Treatment Facility (WWTF) Clarifier No. 5 Repair Services (PCU 22-003.00) – \$384,412.88
File Number UTD25-0017
Comm. Dist. 5
Recommendation Approve
- C24 Third Amendment to County Utility Projects Joint Funding Agreement between Pasco County, Villages of Pasadena Hills (VOPH) Master Development Company, LLC and Gavin-Harris Land Services, LLC – No Funding Required
File Number UTD25-0154
Comm. Dist. 1
Recommendation Approve
- C25 Execution of Settlement Agreement – Florida Department of Environmental Protection – Southeast Pasco Subregional Wastewater Treatment Facility (WWTF), Land O’ Lakes Subregional WWTF, and Shady Hills Subregional WWTF Discharge – \$250.00
File Number UT25-0181
Comm. Dist. 1, 2, 5
Recommendation Approve

Public Safety - Fire Rescue

- C26 Clinical Affiliation Agreement – Pasco County and St. Petersburg College – Paramedic Course Clinical Experience – No Funding Required
File Number FR25-1307
Comm. Dist. All
Recommendation Approve

Public Services - Libraries

- C27 Florida Capital Projects Fund Grant Agreement – State of Florida, Department of Commerce, Office of Broadband – Capital Projects Fund Digital Connectivity Technology Program Grant – \$149,765.00
File Number LI25-0005
Comm. Dist. All
Recommendation Approve

Public Services - Parks, Recreation and Natural Resources

- C28 Addition of the Lazy Rockin’ A Ranch to the Environmental Lands Acquisition and Management Program Acquisition List – Parks,

Recreation, and Natural Resources Department – To Add Parcel ID Nos. 28-26-22-0000-00100-0000 and 33-26-22-00000-00200-0000 – No Funding Required

File Number PRN25-0038

Comm. Dist. 1

Recommendation Approve

Approved Staff's recommendation.

Public Services - Public Transportation

C29 Public Transportation Grant Agreement and Authorizing Resolution – Florida Department of Transportation (FDOT) – Public Transit Block Grant Program \$1,426,082.00 (FDOT); \$1,426,082.00 (County)

File Number PT25-0007

Comm. Dist. All

Recommendation Approve

Regular

Internal Services - Office of Management and Budget

R30 BCC Discussion on Fiscal Year 2026 Budget

File Number OMB25-0028

Comm. Dist. All

Recommendation Presentation Only

The item was for information only.

Public Services - Support Services

R31 Presentation for Agreement with BayCare Behavioral Health, Inc.

File Number SPS25-0008

Comm. Dist. All

Recommendation Presentation Only

The item was for information only.

Updates from Chairman-Appointed Boards and Committees

The updates were provided under Miscellaneous Business.

Miscellaneous Business - District One - Commissioner Oakley

- Commissioner Oakley gave an update on Tampa Bay Water and spoke regarding water that was permitted, the production of grass, pumping approval, public comment, the City of Zephyrhills water, desal water, saltwater wells, and a reservoir.

Discussion was held regarding ag wells; the Howard Curren water; projects that would add water to the system; seagrass in the Bay; advanced wastewater treatment; reclaimed water; the documents distributed by Commissioner Mariano; FGUA properties; a discussion with U.S. Water; well credits; money; and water rights.

- He displayed pictures and spoke regarding his attendance at the 2025 Emergency Services Recognition Ceremony and that he spoke at the Ceremony.
- He displayed pictures and spoke regarding his attendance at the Moffitt site tour and development update, proton therapy, radiation treatments, cell production, new hospitals, that Advent was putting in 124 new beds, and the clinic.
- He spoke regarding that he met with HCA and Mr. Mike Irvan, CEO, that they paid ad-valorem tax to Pasco County, that he was willing to team up to help with projects, and a tour of the hospital.

Discussion was held regarding the hospital.

- Later in the meeting, Commissioner Oakley spoke regarding that he missed the Tri-County meeting and a WREC retirement party.
- He spoke regarding that Metropolitan Ministries had reached out for 30 arm passes.

Discussion was held regarding the ride passes; the prices; that there was a boycott at the fair; and when the fair was.

Miscellaneous Business - District Two - Commissioner Weightman

- Commissioner Weightman gave an update on the Spring Coast Steering Committee and spoke regarding the funding, pots of money, CFI, the South Hillsborough County Transmission Line Project, the Polk Regional Cooperative,

what it was capped at, the long term funding plan, the Basin Management Action Plan (BMAP), projects that were submitted, and the score and rank of projects.

Mr. Adolfo Gonzalez, Director of Utilities Engineering and Contract Management, and Mr. Doug Anderson, Facilities Management, spoke during the discussion.

Discussion was held regarding what they were asking for the project; the total project cost; the applicant share; the Steering Committee dates; the cost for nitrogen removal; grants they had applied for; the design cost; the cooperative funding; projects ranked; Aripeka; septic to sewer; Sea Pines; and the BMAP.

- He spoke regarding appreciation to Senator Fasano for inviting them to the groundbreaking of a new location.
- He spoke regarding the tax discussion, broaching the 40 percent of new revenue that went to the Sheriff's Department, a Law Enforcement MSTU, the Constitutional Officers, and budgets.

Discussion was held regarding the MSTU; the Sheriff's budget; the first budget cycle; the Fire MSTU; and the opportunities that it would give the Constitutionals.

- He spoke regarding the prayer and a prayer a clerk did at a YMCA breakfast a few years ago.

Discussion was held regarding the prayer; what the other counties did; a non-denominational prayer; what the State Legislature did; the reason the prayer was developed; and a time of silence.

Miscellaneous Business - District Three - Commissioner Starkey

- Chairman Starkey gave an update on the Tourism Development Council and spoke regarding that the numbers were up, events in Pasco County, and writers at the Kumquat Festival.

Discussion was held regarding the Senior Games and the golf game.

- She displayed pictures and spoke regarding her attendance at the Pasco EDC Economic Forecast Luncheon.
- She displayed pictures and spoke regarding the South Harbors Leadership Council, the Trinity Odessa Leadership Council, and who presented.
- She spoke regarding that she was awarded one of the Women of Distinction awards, Commissioners who were in attendance, that there was a luncheon on March 12th, and appreciation to the Girls Scouts of West Central Florida.

- She displayed pictures and spoke regarding her attendance at the Tri-County Workshop, the opioid discussion, and the Commissioners from Hillsborough.

Discussion was held regarding the Tri-County Workshop; the pictures from the meeting; that the next meeting was May 2nd; the old Target building; City Councils and Mayors; the BRT; the Hillsborough MPO and their TPO; TMA and CSX; HUD money; and when the action plans were due.

- She spoke regarding the five Cricut machines she donated to the Cultural Center, what the Cricut machine was, classes, and businesses on Etsy.
- She displayed pictures and spoke regarding the 11th Annual Manufacturing Dinner, the AmSkills 10th Anniversary, who was in attendance, donor cards, and Maddy's Movement.
- She displayed pictures and spoke regarding the Moffitt site tour.
- She spoke regarding that AmSkills started a class for trafficked women, the centerpieces, when Moffitt visited, and the Created Class.

Discussion was held regarding other counties that required a human trafficking course for vendors and employees who were mandated to take a course for awareness.

- She spoke regarding that she had asked Staff to test the Odessa Lakes for contamination.
- She spoke regarding a NACo housing discussion that Mr. Carballa and she participated in and a grant.
- She spoke regarding that she needed answers on SWFWMD, Starkey Ranch, and The Preserve.
- She spoke regarding something floating in the water behind her house in Gulf Harbors.

Discussion was held regarding who was responsible; that it was a hazard in navigation; the location; and that pylons and channel markers were missing.

- Later in the meeting, she spoke regarding that she was not going to be at the next Board meeting.
- She spoke regarding the County Commission's first Food Distribution at Mile Stretch.

Discussion was held regarding appreciation to those involved and who had helped; that there was a contractor that handled water debris; the Harbors South Leadership meeting; contacting the Solid Waste Department; and debris clean up.

- She spoke regarding citizens in Holiday that stated their water smelled.

Discussion was held regarding appreciation to Staff; the pickup that went on; FEMA; and local businesses.

- She spoke regarding that the Legislative Conference was at the end of February and people in the White House.

Discussion was held regarding whether they could extend their stay; appointments with elected officials; and Attorney General Bondi.

Miscellaneous Business - District Four - Commissioner Yeager

- Commissioner Yeager gave an update on the Human Trafficking Board and spoke regarding the Strategic Plan, budgeting, and TV ads.
- She spoke regarding recent alterations in the Florida Statute regarding towing, vehicles, and vessels, and Resolution 22-188.

Approved to have the County Attorney look at the Ordinance for the towing.

Discussion was held regarding towing companies; General Fund liability; and the Sea Ranch Walmart parking lot.

Chairman Starkey called on the motion; the vote was unanimous, and the motion carried.

- She displayed pictures and spoke regarding that she had spoken at the USF REACH Program.
- She displayed pictures spoke regarding a veteran who worked for free to get shelter, Pasco Proud, and that she partnered with firefighter charities.

Miscellaneous Business - District Five - Commissioner Mariano

- Commissioner Mariano gave an update on Tampa Bay Water and spoke regarding the Water Awards, a presentation done with the Tampa Bay Butterfly Foundation, the tree mitigation fund, and sponsorship funding while the flyer was displayed.

- He spoke regarding the homeless population and Brazilian Peppers.

Discussion was held regarding Cogan grass and Brazilian Peppers.

Approved to have Staff bring back something about a Brazilian Pepper Ordinances that they could look to implement.

Chairman Starkey called on the motion; the vote was unanimous, and the motion carried.

Discussion followed regarding clarification of the motion.

- He spoke regarding the company that took over NiFlorida, that they were in violation of the Florida Administrative Code Rules and its Tariff, the violations, and sewer and water.

Miscellaneous Business - County Administrator

- Mr. Carballa spoke regarding his appreciation to the Board, strategic plan, and the budget.
- He spoke regarding an auditing agreement and engagement letters.

Approved to delegate authority to the County Administration to sign these and all future engagement letters under the agreement with CRI dated September 20, 2022.

Chairman Starkey called on the motion; the vote was unanimous, and the motion carried.

- He spoke regarding Agenda Item C3 which had been withdrawn earlier in the meeting, that the reason it had been withdrawn was due to a budget amendment not being in place, and a request to make the award once the mechanics of the budget amendment was finalized and for him to sign the agreement and they could move forward with it.

Mr. J.J. Murphy, Assistant County Administrator for Public Safety, spoke during the discussion.

COMMISSIONER WEIGHTMAN MOVED approval to make that award once the mechanics of the budget amendment was finalized and have the County Administrator sign the agreement so they could move forward.

Discussion was held regarding specialty contracts; GO Bonds; and a meeting that was held.

The motion was withdrawn.

Miscellaneous Business - County Attorney

- Mr. Steinsnyder spoke regarding the Statute on holding bond referenda and the elections.

Discussion was held regarding the budget chart; the funding; and where they ranked in the State for the number of deputies.

Miscellaneous Business - Clerk and Comptroller

- No items.

Miscellaneous Business - Sheriff

- Absent.

THE BOARD RECESSED AT 12:03 P.M. AND RECONVENED AT 1:31 P.M. ALL COMMISSIONERS WERE PRESENT.

Public Hearings

Proposed Ordinances at 1:30 p.m.

- P32 An Ordinance Amending The Pasco County Comprehensive Plan; Providing For A Comprehensive Plan Amendment To The Future Land Use Map (Map 2-15 And Sheet 18) From RES-6 (Residential 6- Du/Ga) To IL (Industrial-Light) On Approximately 1.80 Acres Of Real Property Located At The Southeast Corner Of The Intersection Of Alderman Lane And Rowan Road; And Providing For Additional Text Amendments As Necessary For Internal Consistency; Providing For A Repealer, Severability, And An Effective Date.

File Number PDE25-0050

Comm. Dist. 4

Recommendation Continuation Requested

Approved to continue to a date uncertain.

P33 An Ordinance Amending The Pasco County Comprehensive Plan; Providing For A Comprehensive Plan Amendment To The Future Land Use Map (Map 2-15 And Sheet 12) From RES-3 (Residential - 3 Du/Ga) And AG (Agricultural) To PD (Planned Development) On Approximately 100.8 Acres Of Real Property Located At The Southeast Intersection Of US 41 And Leland Avenue And 1.1 Miles North Of S.R. 52; And A Text Amendment Creating Subarea Policy Flu 7.1.72 – Fletcher; And A Map Amendment To The Future Land Use Map 2-9 Adding Subarea Map 2-9(72) Fletcher; And Providing For Additional Text Amendments As Necessary For Internal Consistency; Providing For A Repealer, Severability, And An Effective Date.
File Number PDE25-0060
Comm. Dist. 1
Recommendation Continuation Requested

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

P34 An Ordinance Establishing Northridge 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 PDE25-0034
Comm. Dist. 5
Recommendation Approve

Approved to adopt.

P35 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 3) From COM (Commercial) To RES-6 (Residential 6 – Du/Ga On Approximately 2.57 Acres Of Real Property Located At The Corner Of The Northwest Intersection Of Hudson Ave and Hicks Road; And Providing For Additional Text Amendments As Necessary For Internal Consistency; Providing For A Repealer, Severability, And An Effective Date.
File Number PDE25-0046
Comm. Dist. 5
Recommendation Approve

Approved to adopt.

P36 An Ordinance Establishing The Two Ridges 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 PDE25-0085
 Comm. Dist. 2
 Recommendation Approve

Approved to adopt.

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 P40, P41, and P42.

P37 Zoning Amendment (Continuance) – Fletcher MPUD – Mary L Fletcher Rev. Trust and Richard D. Fletcher – Rezoning Request from an A-C Agricultural District and an R-1MH Single-Family/Mobile Home District to an MPUD Master Planned Unit Development District to Allow for the Development of 350 Multi-family Apartment Dwelling Units, 160 Townhome Dwelling Units, and 100,000 Square Feet of Commercial and Associated Infrastructure on Approximately 100.6 Acres Located in North Central Pasco
 File Number PDE25-7739
 Comm. Dist. 1
 Recommendation Continuance Requested

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

P38 Zoning Amendment (Continuance) – HCM Hospitality LLC – Change in Zoning from a C-2 General Commercial District and MF-1 Multiple-Family Medium Density District to an MF-1 Multiple-Family Medium Density District – West Central Pasco County – East Side of US Highway 19, Approximately 950 Feet South of State Road 52– Containing Approximately 4.44 Acres
 File Number PDE25-7818

Comm. Dist. 5
Recommendation Continuance Requested

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

P39 Zoning Amendment (Continuance) – Rowan Rd LLC/Deeb Industrial – Change in Zoning from a PO-2 Professional Office District to a I-1 Light Industrial Park District – Southwest Pasco County – Southeast Corner of the Intersection of Rowan Road and Alderman Lane – Containing Approximately 1.80 Acres
File Number PDE25-7840
Comm. Dist. 4
Recommendation Continuance Requested

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

P40 Zoning Amendment (Consent) – New York Ave Business Park LLC/Diagonal Road Business Park – Change in Zoning from a R-2 Low Density Residential District and C-2 General Commercial District to a I-1 Light Industrial Park District – Northwest Pasco County – Southeast Corner of the Intersection of Diagonal Road and New York Avenue – Containing Approximately 16.84 Acres
File Number PDE25-7785
Comm. Dist. 5
Recommendation Approve

The item was approved as part of the Public Hearing Consent Agenda.

P41 Zoning Amendment (Consent) – Lake Park MPUD – Hudson Avenue Land Company - Rezoning Request from a C-2 General Commercial Zoning District and MPUD Master Planned Unit Development District to a New MPUD Master Planned Unit Development District to Allow for the Development of Up to 100 Single-Family Detached Dwelling Units and Associated Infrastructure on Approximately 57.40 Acres Located in Northwest Pasco County, Directly North of Hudson Avenue, and Directly West of Hicks Road
File Number PDE25-7794
Comm. Dist. 5
Recommendation Approval with Conditions

The item was approved as part of the Public Hearing Consent Agenda.

P42 Zoning Amendment (Consent) – Citrico Alliance LLC – Change in Zoning from a A-C Agricultural District and a C-2 General Commercial District to a A-C Agricultural District and a C-2 General Commercial District – West Central Pasco County – South Side of Ridge Road, Approximately One-quarter Mile East of Little Road – Containing Approximately 9.92 Acres
File Number PDE25-7841
Comm. Dist. 4
Recommendation Approve

The item was approved as part of the Public Hearing Consent Agenda.

P43 Petition to Vacate a Portion of a Platted Ingress/Egress and Utility Easement (Regular) – Shooting Star Court, Lots 41 and 42, New Port Richey – Sunfield Homes, Inc. and Orsi Development, Inc.
File Number FAC25-0058
Comm. Dist. 3
Recommendation Approve

Approved to receive and file documents submitted by Ms. Patricia Buck.

Approved Staff's recommendation.

P44 Roadway Transfer Agreement and Resolution to Change Official Street Names (Regular) – Florida Department of Transportation (FDOT) and Pasco County – State Road 54 from State Road 581 to US Highway 301 and State Road 581 from State Road 56 to State Road 54/Wesley Chapel Boulevard - No Funding Required
File Number TED25-0008
Comm. Dist. 1, 2
Recommendation Approve

Approved Staff's recommendation.

Noted Items

Agenda Items N45 through N51 were noted.

Agendas and Minutes

N45 Commission on the Status of Women - December 2, 2024 Meeting Minutes
File Number NI25-0448

Comm. Dist. All
Recommendation Receive and File

Miscellaneous

- N46 Revision No. 1 and Task Order No. 1-25 – JMG Engineering, Inc. – Disaster Response Assistance Following Hurricanes Helene and Milton (SW25-0174, SW25-0059)
File Number NI25-0362
Comm. Dist. 5
Recommendation Receive and File
- N47 Fourth Amendment, Third Amendment, Second Amendment, First Amendment, Agreement, and Award – Ceres Environmental Services, Inc. – As Needed Emergency Debris Removal IFB-KM-25-009 (SW25-0201, SW25-0184, SW25-0146, SW25-0139, SW25-0082)
File Number NI25-0378
Comm. Dist. All
Recommendation Receive and File
- N48 Partial Assignment of Funding and Escrow Agreement from Galvin-VOPH et al. to Stanley Martin Homes
File Number NI25-0399
Comm. Dist. All
Recommendation Receive and File
- N49 Task Order No. 1-25 – Professional Service Industries, Inc. (PSI) – Well Abandonment on Landfill Premises (SW25-0035)
File Number NI25-0401
Comm. Dist. 5
Recommendation Receive and File
- N50 Task Order No. 1-25 – HDR Engineering, Inc. (HDR) for Independent Engineer – Design-Build Agreement Alternative Dispute Resolution (SW25-0145)
File Number NI25-0402
Comm. Dist. 5
Recommendation Receive and File
- N51 Task Order No. 1-25 – Stearns, Conrad & Schmidt, Consulting Engineers, Inc. d/b/a SCS Engineers – Engineering Evaluation at the East Pasco Landfill (SW25-0089)
File Number NI25-0403
Comm. Dist. 5
Recommendation Receive and File

Addendum

There was none.

Walk-Ons

There was none.

Post Meeting Materials

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

Adjourn

Commissioner Yeager left the meeting at 11:17 a.m. and returned to the meeting at 11:21 a.m.

The meeting adjourned at 3:32 p.m.

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