

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

ANNOTATED AGENDA

MARCH 11, 2025

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

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

10:00 A.M.

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

County Commissioners	Honorable Kathryn Starkey, Chairman, District 3 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 10:00 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.

Mr. Scott Galvin and Ms. Charlotte Payan-Salcedo spoke regarding the ADUs laws being considered by the Commission; specific language; a request for clarification; mobile homes; permanent fixed foundations; traffic on Orangewood Drive; clarifying the record of Orangewood Drive; Code Enforcement; county records; a business in the neighborhood; concerns with the dangers; and rezoning the business.

Discussion was held regarding comments meant for an item in the afternoon and Staff that could meet with people.

Resolutions

Commissioners Items - Commissioner Oakley

RS1 A Resolution By The Board Of County Commissioners Of Pasco County, Florida, Honoring Ronnie Deese For His Service To The Citizens Of Pasco County And Congratulating Him On His Retirement
File Number CAO25-5121
Comm. Dist. All
Recommendation Approve

Approved to adopt.

RS2 A Resolution By The Board Of County Commissioners Of Pasco County, Florida, Honoring Chief James E. Walters For His Service To The Citizens Of Dade City And Pasco County And Congratulating Him On His Retirement
File Number CAO25-5127
Comm. Dist. All
Recommendation Approve

Approved to adopt.

Commissioners Items - Chairman Starkey

- RS3 A Resolution By The Board Of County Commissioners Of Pasco County, Florida, Observing Tuesday, March 18, 2025, As National Transit Employee Appreciation Day In Pasco County
File Number CAO25-5117
Comm. Dist. All
Recommendation Approve

Approved to adopt.

Commissioners Items - Commissioner Yeager

- RS4 A Resolution By The Board Of County Commissioners Of Pasco County, Florida, Declaring March 17-21, 2025, As Government Finance Professionals Week In Pasco County
File Number CAO25-5124
Comm. Dist. All
Recommendation Approve

Approved to adopt.

Consent

Approved the Consent Agenda with the exception of Agenda Items C22 and C31 which had been pulled for discussion or revision and Agenda Item C11 which was withdrawn.

Constitutional Officers - Clerk and Comptroller

- C5 Quarterly Investment Portfolio Summary Report
File Number CO25-0120
Comm. Dist. All
Recommendation Approve
- C6 A Resolution By The Board Of County Commissioners Of Pasco County, Florida, Expressing Appreciation To Gerald G. Salgado, Deputy Clerk For The Office Of The Clerk & Comptroller, For His Fourteen Years Of Outstanding Service To Pasco County
File Number CO25-0122
Comm. Dist. All

Recommendation Approve

Constitutional Officers - Clerk - Financial Matters

- C7 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 CO25-0114
Comm. Dist. All
Recommendation Approve

Internal Services - Facilities Management

- C8 Accept Deed and Adopt Resolution Cancelling Taxes – Timbergrove Properties, LLC – Henley Road – No Funding Required
File Number FAC25-0046
Comm. Dist. 4
Recommendation Approve
- C9 Request to Declare Surplus Real Property – 5021 Perennial Drive – No Funding Required
File Number FAC25-0084
Comm. Dist. 3
Recommendation Approve
- C10 Accept Drainage Easement – Lake Padgett Estates – David Herbert - Parkway Boulevard Culvert Replacement Project – No Funding Required
File Number FAC25-0089
Comm. Dist. 2
Recommendation Approve
- C11 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

The item was withdrawn.

- C12 Accept Drainage Easement – Henley Residences, LLC – Livano at Sunlake – No Funding Required
File Number FAC25-0094
Comm. Dist. 4

Recommendation Approve

- C13 Grant Easement to Withlacoochee River Electric Cooperative, Inc. - Jumping Gully Onsite Security Residential Structure – No Funding Required

File Number FAC25-0095

Comm. Dist. 5

Recommendation Approve

- C14 Resolution Cancelling Taxes – Schickedanz Trouble Creek, LLLP – Environmental Lands Acquisition and Management Program – No Funding Required

File Number FAC25-0098

Comm. Dist. 3

Recommendation Approve

Internal Services - Fleet Management

- C15 Approve Cooperative Purchase – Environmental Products Group, Inc. – Vactor Ramjet Truck - \$184,142.00

File Number FM25-0011

Comm. Dist. All

Recommendation Approve

Internal Services - Office of Management and Budget

- C16 Request for Funds from Fire Rescue Budget – Pasco Sheriff's Office – Letter Dated 01/02/2025 – Payment for the Parking Lot Expansion Around the Rubble Pile Location – \$700,000.00

File Number OMB25-0027

Comm. Dist. All

Recommendation Approve

- C17 First Quarter Fiscal Year 2025 Retroactive Budget Amendment Approval - Office of Management and Budget - \$86,093,994.21

File Number OMB25-0032

Comm. Dist. All

Recommendation Approve

Internal Services - Purchasing

- C18 Classification, Sale, and Disposal of Surplus County Property – No Funding Required

File Number PU25-0012

Comm. Dist. All

Recommendation Approve

C19 Exempt Purchase – Westcare Gulfcoast - Florida, Inc. – Adult Outpatient Treatment Services for the Adult and Dependency Drug Court - \$1,086,000.00
File Number PU25-0013
Comm. Dist. All
Recommendation Approve

Public Infrastructure - Public Works

C20 Task Order No. SMO25-011 – CDM Smith Inc. – East Pasco and Duck Lake Watersheds Water Quality Study – \$189,597.00
File Number PW25-0037
Comm. Dist. 1
Recommendation Approve

Public Infrastructure - Transportation Engineering

C21 Change Order No. 26 to the Professional Services Agreement – NV5, Inc. – Ridge Road (from Suncoast Parkway to US Highway 41) Design and Post-Design Services – \$159,542.67
File Number TED25-0094
Comm. Dist. 2, 4
Recommendation Approve

C22 Task Order No. TED25-0123 – AECOM Technical Services, Inc. – Design and Post-Design Services for Five-Foot Wide Sidewalks in the Moon Lake Area – \$190,848.51
File Number TED25-0123
Comm. Dist. 4
Recommendation Approve

Approved Staff's recommendation.

C23 Intergovernmental Agreement for the Transfer of U.S. Highway 98 from West of Townsend Road to U.S. Highway 301 from the State of Florida, Department of Transportation to Pasco County, Florida – Florida Department of Transportation – U.S. Highway 98 – No Funding Required
File Number TED25-0172
Comm. Dist. 1
Recommendation Approve

Public Infrastructure - Utilities

- C24 Award of Bid No. IFB-KM-25-006 – Professional Piping Services, Inc. – As Needed Poly Pig Cleaning and Repair Services – \$734,887.00
File Number UTOM25-0234
Comm. Dist. All
Recommendation Approve

Public Safety - Fire Rescue

- C25 Exempt Purchase - GearGrid, LLC - Additional Gear Lockers for Implementation of D-Shift - \$105,623.00
File Number FR25-1338
Comm. Dist. All
Recommendation Approve

- C26 Exempt Purchase - Zoll Medical Corporation - Extended Warranties for Equipment - \$219,300.00
File Number FR25-1347
Comm. Dist. All
Recommendation Approve

Public Services - Community Services

- C27 Member Appointment – Pasco County Commission on Human Trafficking – Re-Appointment of Kenneth Kilian, Megan Harding, and New Member, Larry Kraus – No Funding Required
File Number HS25-0005
Comm. Dist. All
Recommendation Approve

- C28 Amendment No. 001 to the EH024-PASCO Standard Contract – Area Agency on Aging of Pasco-Pinellas, Inc. – Decrease in Contract Amount by \$12,000.00 – CSFA No. 65.001 – \$368,089.00
File Number SS25-0015
Comm. Dist. All
Recommendation Approve

Public Services - Libraries

- C29 Board Reappointments – Pasco County Libraries – Reappointments to the Library Advisory Board – No Funding Required
File Number LI25-0010
Comm. Dist. 1, 3, 4, 5
Recommendation Approve

- C30 2024-2027 Strategic Plan and FY 2024-2025 Annual Plan of Service – Pasco County Library Cooperative – Florida Division of Library and Information Services Requirement – No Funding Required
File Number LI25-0011
Comm. Dist. All
Recommendation Approve

Public Services - Parks, Recreation and Natural Resources

- C31 Addition of the 4G Ranch to the Environmental Lands Acquisition and Management Program Acquisition List – Parks, Recreation, and Natural Resources Department – Parcel ID Nos. 31-24-19-0000-00100-0000, 08-25-19-0000-00100-0020, and Portions of 07-25-19-9999-00100-0000, 06-25-19-0000-00100-0000, and 12-15-18-0000-00200-0000 – No Funding Required
File Number PRN25-0054
Comm. Dist. 1
Recommendation Approve

Approved Staff's recommendation.

Regular

Legislative/Administrative - County Administrator

- R32 Feeding Tampa Bay Annual Report Presentation - Thomas Mantz, CEO
File Number CA25-5015
Comm. Dist. All
Recommendation Presentation Only

The item was not heard.

Internal Services - Office of Management and Budget

- R33 BCC Direction on Fiscal Year 2026 Budget Discussion
File Number OMB25-0031
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 spoke regarding his request to appoint Dr. Christian Sobky to the Emergency Medical Services Advisory Board

Approved to appoint Dr. Christian Sobky to the Emergency Medical Services Advisory Board.

Miscellaneous Business - District Two - Commissioner Weightman

- Commissioner Weightman displayed pictures and spoke regarding his appreciation to Mr. John Tillman, Certified Services, for his and his team's efforts during the Great American Clean-up and Keep Pasco Beautiful and the amount of trash that had been cleaned up.
- He displayed pictures and spoke regarding the Pasco County Commission on Human Trafficking, the campaign they were working on for the year, sexting and sextortion, working with the Tax Collector's Office, and the groundbreaking on Bridging Freedom at Generations Church in Trinity.

Ms. Jeanie Germain, representative for the Rotary Club of Dade City, spoke regarding a conference held in 2020, that it was a subject the public needed to hear, a panel that had been put together that included a survivor, stories they had heard, raising awareness, other Rotary Clubs that participated to raise funds, the groundbreaking of two homes, and that Florida was the number one target.

Discussion was held regarding that the shovels were painted by children that had survived; lodging; women who attended AmSkills; the collaborative effort by everyone; and those who had been trained in the Attorney General's program.

- He spoke regarding the recent Springs Coast meeting and projects sent to the governing board district.
- He spoke regarding a request for an update on the Live Local Bill.

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

Discussion was held regarding the pending Bills; preemptions; deed restrictions; attorney's fees; the ones who were sponsoring the Bills; that everything they tried

to use to fight Live Local was being attacked; language that had changed from the prior legislation; the apartment industry; the lobbyists; the next steps; those who were going up the following week; the Pasco Day that had been scheduled; wanting to schedule appointments; feedback that had been given on other Bills; that it was early in the session; the current form; and concerns with passing zonings.

Miscellaneous Business - District Three - Commissioner Starkey

- Chairman Starkey displayed pictures and spoke regarding the BayCare Behavioral Health Urgent Care, discussions at the Tri-County Meeting pertaining the opioid monies, conversations with other Commissioners from those counties, and that it should be submitted for a NACo (National Association of Counties) award.

Discussion was held regarding the building and how it was designed.

- She displayed pictures and spoke regarding the NACo (National Association of Counties) Legislative Conference, those who attended, their legislative delegation, those they met, their asks, and the tariffs.
- She displayed pictures and spoke regarding a tour of Fire Station 17.
- She spoke regarding the recent Cultural Affairs Advisory meeting at the Starkey Cultural Center, their ideas, an upcoming tour of the new museum at Wendall Krinn, and the technical school.
- She spoke regarding a Coastal truck she was following on the Suncoast that had garbage coming out of it.

Discussion was held regarding whether it was one of their trucks; that it was a new vendor; and the trash.

- She spoke regarding whether they had received the grant for septic to sewer for Riverside Village.

Discussion was held regarding a FDEP Springs Coast presentation on nitrates; how other committees handled their programs; proactive steps; those who were working on it; and that it was a regional effort.

- She displayed pictures and spoke regarding House Bill 481, Anclote River Park, mooring balls, the boat ramps, and wanting to support the Bill.

Mr. Ralph Lair, Intergovernmental Affairs Officer, spoke during the discussion.

Discussion was held regarding language in the Bill; that it was only dealing with Miami-Dade and Biscayne Bay; wanting to be included and how they could do it; public mooring balls; where there was an issue; getting with the County Attorney; the desire for a rule that would make it so they couldn't stay for more than two or three days; why mooring fields are created; and DEP permitting.

- She spoke regarding the Google Earth display, cars that were parked along Colony Road, and that Code Enforcement was needed.
- She spoke regarding her recent tour of Angeline, concerns she had with their trails, that she had better hope, that she was going to try and make it better, and their farm.
- She spoke regarding needing coding parcels on the Property Appraiser's website.

Miscellaneous Business - District Four - Commissioner Yeager

- Commissioner Yeager spoke regarding the recent Transportation Disadvantaged Local Coordinating Board meeting, membership changes, updates that were presented, the Board's recommendation to include more messaging and outreach, and the GoPasco updates.
- She displayed pictures and spoke regarding the Elfers Senior Center Ribbon Cutting.
- She displayed pictures and spoke regarding the BayCare Behavioral Health Urgent Care.
- She displayed pictures and spoke regarding the Random Acts of Love they did in February, foster families, and a visit to Pasco Hope.
- She displayed pictures and spoke regarding a charity event where she came in 3rd place.
- She displayed pictures and spoke regarding the opening session in Tallahassee, a ladies lunch she attended, and that they discussed Hope Florida.

Miscellaneous Business - District Five - Commissioner Mariano

- Commissioner Mariano displayed pictures and spoke regarding his recent trip to Washington, D.C.
- He displayed pictures and spoke regarding a recent charity event he attended.

- He displayed pictures and spoke regarding the recent RESTORE Act Council, a living shoreline project presentation, that he and his team were looking into how it was done, and canal restoration.
- He displayed pictures and spoke regarding the BayCare event.
- He displayed pictures and spoke regarding the NACE (National Association of County Engineers) Conference and discussions with Staff about joining NACE.
- He displayed pictures and spoke regarding the USDOT (US Department of Transportation) those who were present, the difference in attending Washington, D.C. compared to the past, those who were receptive about what they were talking about, spray jet paving, a study being done, the Steps to Recovery Program for the Veterans, an extension, a special board meeting, Congressman Bilirakis, FEMA, and trash pickup after hurricanes.
- He displayed pictures and spoke regarding SunWest Park, around the second lake, and that it was raised and protected,.

Discussion was held regarding the location; that high school races could be held there; Scallop Fest from the previous year; that they were set up to open on April 12th; the ribbon cutting; and what they would be able to do out there.

- He displayed a video and spoke regarding debris in the canal from the hurricane and from people throwing it in.

Ms. Coleen Weaver, Legislative Assistant to Commissioner Mariano, spoke during the discussion.

Discussion was held regarding a trailer that had a pipe going into the canal; that Staff was working on it; water quality concerns; being so far ahead; current debris clean up; and that it took over a year to clean up after Hurricane Ian.

- He displayed pictures and spoke regarding the Presidential Investiture at Pasco Hernando State College (PHSC), an annual report, and those who were in attendance.
- He displayed pictures and spoke regarding the SunWest Crab and Shrimp Festival, the bands, conversations with the vendors, and that people had a great time.
- He displayed pictures and a video and spoke regarding the intersection at Colony Road and Foxfire Drive, the Colony Road project, connections, the lack of drainage, the lack of sidewalks, State Road 52, recent improvements, that it was

being made a Vision Road, a turn lane that didn't happen, land that was there, and looking at the long term plan.

Discussion was held regarding the road; the fencing; the drainage; a sidewalk in the area; culverts; and a request for Staff to look at it.

- Later in the meeting, he spoke regarding consulting firms, someone trying to get exemptions to use CDBG funds for the emergency center, Magnolia Valley and other projects, and a potential extension letter.

Discussion was held regarding that an extension was already being contemplated and the timeline.

Miscellaneous Business - County Administrator

- Mr. Carballa spoke regarding the recent trip to Washington, D.C., establishing relationships, the next steps, and improving their approach.

Miscellaneous Business - County Attorney

- No items.

Miscellaneous Business - Clerk and Comptroller

- Mr. Sample spoke regarding the recent Passport Saturday, the number of passports they processed, and their appreciation to Facilities and the County for coordinating with them.
- He spoke regarding Operation Greenlight that was still continuing through Friday, March 21st, the program, and the fees being waived.

Miscellaneous Business - Sheriff

Absent

THE BOARD RECESSED AT 12:01 P.M. AND RECONVENED AT 1:32 P.M. ALL COMMISSIONERS WERE PRESENT.

Public Hearings

Proposed Ordinances at 1:30 p.m.

- P34 An Ordinance Amending The Pasco County Comprehensive Plan; Providing For A Large-Scale Comprehensive Plan Amendment To The Future Land Use Element Map Series Map 2-13, Rural Areas To Remove The Subject Area; And Map 2-22, Urban Service Area To Change The Designation Of The Subject Area From Urban Expansion Area To Urban Service Area; And Providing For Additional Text Amendments As Necessary For Internal Consistency; Providing For A Repealer, Severability, And An Effective Date.
File Number PDE25-0018
Comm. Dist. All
Recommendation Approve

Approved to adopt by roll call vote.

- P35 An Ordinance Amending The Pasco County Comprehensive Plan; Providing For A Comprehensive Plan Map Amendment To Map 2-1 Wells, Wellfields & Wellhead Protection Areas To Add Hudson Water Works And City Of San Antonio Wells; And Providing For Additional Text Amendments As Necessary For Internal Consistency; Providing For A Repealer, Severability, And An Effective Date.
File Number PDE25-0061
Comm. Dist. All
Recommendation Approve

Approved to adopt by roll call vote.

- P36 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 No Action Required

No action was taken as this was the first public hearing. The adoption hearing was scheduled for March 25, 2025 at 1:30 p.m. in New Port Richey.

P37 An Ordinance Amending Pasco County Ordinance No. 23-08 Contracting And Expanding The Boundaries Of Harvest Hills Community Development District Pursuant To Chapter 190, Florida Statutes; Providing For Miscellaneous Provisions; Providing For An Effective Date.

File Number PDE25-0111

Comm. Dist. 1

Recommendation Approve

Approved to adopt by roll call vote.

P38 An Ordinance Establishing The Harvest Hills South 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 PDE25-0126

Comm. Dist. 1

Recommendation Approve

Approved to adopt by roll call vote.

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 P41, P42, and P43.

P39 Zoning Amendment (Continuance) – Tall Timbers MPUD – Xtreme Team 41, LLC – Rezoning Request from an A-C Agricultural District to a CC-MPUD Connected City Master Planned Unit Development District to Allow for the Development of 380 Multi-Family Dwelling Units and 180,000 Square Feet of Non-Residential Uses and Associated Infrastructure on Approximately 38 Acres, Located in Connected City within the Community Hub Special Planning Area
File Number PDE25-7651
Comm. Dist. 1
Recommendation Continuance Requested

Approved to continue the item to the May 6, 2025 Board of County Commissioners meeting at 1:30 p.m. in Dade City.

P40 Zoning Amendment (Continuance) – Evans County Line 80 MPUD Master Planned Unit Development – Evans Properties, Inc. – A Rezoning Petition from A-C Agricultural District to an MPUD Master Planned Unit Development to Allow 300 Multi-Family Units, and 1,500,000 Square Feet of Light Industrial Uses on Approximately 80 Acres, Located South of County Line Road North and East of Lake Iola Road
File Number PDE25-7738
Comm. Dist. 1
Recommendation Continuance Requested

Approved to continue to the May 6, 2025 Board of County Commissioners meeting at 1:30 p.m. in Dade City.

P41 Comprehensive Plan Amendment (Consent) – CPA24(02) HCA-Bayonet Point PD – Providing for a Transmittal of a Comprehensive Plan Amendment to the Future Land Use Maps (2-15 and Sheet 03) Changing from ROR (Retail/Office/Residential) and RES-6 (Residential-6DU/GA) to PD (Planned Development) on Approximately 62.98 Acres of Real Property Located on the East and West side of Fivay Road at the Southeast Corner of the Intersection of Fivay Road and Hudson Ave, and a Text Amendment Creating Subarea Policy FLU 7.1.83 – HCA-Bayonet Point PD; and a Map Amendment to the Future Land Use Map 2-9 Adding Subarea Map 2-9(83) HCA-Bayonet Point PD
File Number PDE25-0070
Comm. Dist. 5
Recommendation Approve

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

- P42 Zoning Amendment (Consent) – Andrea and Josephine Mannino – Change in Zoning from a A-R Agricultural-Residential District to a R-4 High Density Residential District – Central Pasco County – South Side of Tyndall Road, Approximately 900 Feet East of Curley Road – Containing Approximately 10 Acres
File Number PDE25-7846
Comm. Dist. 1
Recommendation Approve

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

- P43 Zoning Amendment (Consent) – Ben R Turner Trust, Ben R Turner ttee/Pasadena Trail – Change in Zoning from a A-C Agricultural District to a AR-5 Agricultural-Residential District – East Central Pasco County – Southwest Corner of the Intersection of Clinton Avenue and Meigs Lane – Containing Approximately 37.55 Acres
File Number PDE25-7852
Comm. Dist. 1
Recommendation Approve

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

- P44 Zoning Amendment (Regular) - RLE Ranch MPUD – RLE Ranch Inc. – Rezoning Request from AC Agricultural to MPUD Master Planned Unit Development District to Allow for the Development of 614 Residential Dwelling Units and Associated Infrastructure on Approximately 441.4 Acres Located in Villages J, K, and G of the Villages of Pasadena Hills
File Number PDE25-7793
Comm. Dist. 1
Recommendation Approval with Conditions

Approved of Staff's recommendation with the noted Condition to make the interconnection right-of-way of 50 feet in the one section they discussed.

- P45 Zoning Amendment (Regular) - Harvest Hills West VOPH MPUD – Galvin Land Services – Rezoning Request from an A-C Agricultural District to MPUD Master Planned Unit Development District to Allow for the Development of 279 Dwelling Units and Associated Infrastructure on Approximately 100.18 Acres Located in the Villages of Pasadena Hills, within Villages B and F
File Number PDE25-7834
Comm. Dist. 1
Recommendation Approval with Conditions

Approved Staff's recommendation.

- P46 Zoning Amendment (Regular) - Colon VOPH MPUD – Galvin Land Services – Rezoning Request from an A-C Agricultural District to MPUD Master Planned Unit Development District to Allow for the Development of 117 Single Family Detached Units and Associated Infrastructure on Approximately 60.2 Acres Located in the Villages of Pasadena Hills, within Village C
 File Number PDE25-7842
 Comm. Dist. 1
 Recommendation Approval with Conditions

Approved Staff's recommendation.

Noted Items

Agenda items N47 through N99 were noted.

Agendas and Minutes

- N47 Jobs and Economic Opportunities Committee - Meeting Minutes - October 23, 2024
 File Number NI25-0471
 Comm. Dist. All
 Recommendation Receive and File
- N48 Library Advisory Board Meeting Minutes January 14, 2025
 File Number NI25-0515
 Comm. Dist. All
 Recommendation Receive and File
- N49 Hope Innovation District FY 2024-2025 Annual Meeting Schedule
 File Number NI25-0544
 Comm. Dist. All
 Recommendation Receive and File

Miscellaneous

- N50 Assignment, Examination Engagement, and Audit Engagement Letters (FY 2025) - Carr, Riggs and Ingram, LLC
 File Number NI25-0107
 Comm. Dist. All

Recommendation Receive and File

- N51 Pasco Sheriff's Office Letter Dated 01-29-2025 - Reimbursement for Expenses Incurred - Grant # 15PBJA-24-GG-05234-JAGX- 09-26-2024 through 01-31-2025 - \$42,030.30
File Number NI25-0108
Comm. Dist. All
Recommendation Receive and File
- N52 Pasco Sheriff's Office Letter Dated 01-27-2025 - Reimbursement for Expenses Incurred - Grant #15PBJA-21-GG-04328-MENT - 10-01-2024 through 12-31-2024 - \$24,963.19
File Number NI25-0109
Comm. Dist. All
Recommendation Receive and File
- N53 Pasco Sheriff's Office Letter Dated 01-28-2025 - Reimbursement for Expenses Incurred - Grant #15PBJA-21-GG-04328-MENT - 01-01-2025 through 01-10-2025 - \$4,114.39
File Number NI25-0110
Comm. Dist. All
Recommendation Receive and File
- N54 Annual Contract – State of Florida Department of Health – Public Health Services for Contract Year 2024-2025 – \$1,064,665
File Number NI25-0282
Comm. Dist. All
Recommendation Receive and File
- N55 Release of Maintenance Guarantee Surety Bond No. 380046M – Lennar Homes, LLC (Developer) – Oakwood Preserve (TED24-0065)
File Number NI25-0394
Comm. Dist. All
Recommendation Receive and File
- N56 Release of Performance Guarantee Surety Bond No. K41545884 and Accept Maintenance Guarantee Surety Bond No. K41809668 – Persimmon Park Holdings 2, LLC (Developer) – Persimmon Park Phase 2A (TED24-0135)
File Number NI25-0395
Comm. Dist. All
Recommendation Receive and File
- N57 Release of Performance Guarantee Surety Bond No. K41598955 and Accept Maintenance Guarantee Surety Bond No. K41809656 –

Persimmon Park Holdings 2, LLC (Developer) – Persimmon Park Phase 2B (TED24-0137)

File Number NI25-0396

Comm. Dist. All

Recommendation Receive and File

N58 Receive the Right-of-Way (ROW) Performance Guarantee Surety Bond No. 017257671 – DRB Group Florida, LLC (Developer) – Handcart Townhomes Right-of-Way Improvements (Approximately 1350 Linear Foot of Pavement Reconstruction on Handcart Road Including a North Bound Right Turn Lane and a South Bound Left Turn Lane Into Jesse Daniels Drive) Permit No. ROW-2023-00784 (TED24-0270)
File Number NI25-0397
Comm. Dist. All
Recommendation Receive and File

N59 Release of Performance Guarantee No. 0248214 and Accept the Partial Performance Guarantee Surety Bond No. 0263706 – North AR-1 Community Development District (Developer) – Angeline Phase 3B-1 (TED25-0010)
File Number NI25-0398
Comm. Dist. All
Recommendation Receive and File

N60 Task Order No. 1-25 – Stroud Engineering Consultants, Inc. – Grand Boulevard Emergency Housing Utilities Improvements (PCU 25-001.00) (UTD25-0038)
File Number NI25-0460
Comm. Dist. All
Recommendation Receive and File

N61 Task Order No. 2-25 – Stroud Engineering Consultants, Inc. – Youth Lane Emergency Housing Utilities Improvements (PCU 25-800.00) (UTD25-0089)
File Number NI25-0461
Comm. Dist. All
Recommendation Receive and File

N62 2024 Jobs and Economic Opportunities Committee Annual Report
File Number NI25-0472
Comm. Dist. All
Recommendation Receive and File

N63 Extension Letter to RSQ-ML-19-088 – Applied Sciences Consulting, Inc. – Professional Stormwater Engineering Services
File Number NI25-0474

	Comm. Dist.	All
	Recommendation	Receive and File
N64	Extension Letter to RSQ-ML-19-088 – Ardurra Group, Inc. – Professional Stormwater Engineering Services	
	File Number	NI25-0475
	Comm. Dist.	All
	Recommendation	Receive and File
N65	Extension Letter to RSQ-ML-19-088 – AtkinsRealis USA, Inc. – Professional Stormwater Engineering Services	
	File Number	NI25-0476
	Comm. Dist.	All
	Recommendation	Receive and File
N66	Extension Letter to RSQ-ML-19-088 – CDM Smith, Inc. – Professional Stormwater Engineering Services	
	File Number	NI25-0477
	Comm. Dist.	All
	Recommendation	Receive and File
N67	Extension Letter to RSQ-ML-19-088 – Coastal Design Consultants, Inc. – Professional Stormwater Engineering Services	
	File Number	NI25-0478
	Comm. Dist.	All
	Recommendation	Receive and File
N68	Extension Letter to RSQ-ML-19-088 – DeLoach Engineering Science, PLLC – Professional Stormwater Engineering Services	
	File Number	NI25-0479
	Comm. Dist.	All
	Recommendation	Receive and File
N69	Extension Letter to RSQ-ML-19-088 – Environmental Consulting & Technology, Inc. – Professional Stormwater Engineering Services	
	File Number	NI25-0480
	Comm. Dist.	All
	Recommendation	Receive and File
N70	Extension Letter to RSQ-ML-19-088 – Florida Design Consultants, Inc. – Professional Stormwater Engineering Services	
	File Number	NI25-0481
	Comm. Dist.	All
	Recommendation	Receive and File

- N71 Extension Letter to RSQ-ML-19-088 – Geosyntec Consultants, Inc. – Professional Stormwater Engineering Services
File Number NI25-0482
Comm. Dist. All
Recommendation Receive and File
- N72 Extension Letter to RSQ-ML-19-088 – Jacobs Engineering Group, Inc. – Professional Stormwater Engineering Services
File Number NI25-0483
Comm. Dist. All
Recommendation Receive and File
- N73 Extension Letter to RSQ-ML-19-088 – Jones, Edmunds & Associates, Inc. – Professional Stormwater Engineering Services
File Number NI25-0484
Comm. Dist. All
Recommendation Receive and File
- N74 Extension Letter to RSQ-ML-19-088 – Land & Water Engineering Sciences, Inc. – Professional Stormwater Engineering Services
File Number NI25-0485
Comm. Dist. All
Recommendation Receive and File
- N75 Extension Letter to RSQ-ML-19-088 – Singhofen Halff – Professional Stormwater Engineering Services
File Number NI25-0486
Comm. Dist. All
Recommendation Receive and File
- N76 Confidential Exempt Purchase (UTOM24-0432)
File Number NI25-0490
Comm. Dist. All
Recommendation Receive and File
- N77 Release of the Right of Way (ROW) Maintenance Guarantee Surety Bond No. 107399717 – Rojas Family Holdings, LLC (Developer) – Kiddie Academy at Wiregrass Ranch Right of Way Improvements, Permit No. 36559 - The Project Consists of Adding a Left Turn Lane in The Median On Hueland Pond Boulevard Into The Site (TED25-0114)
File Number NI25-0491
Comm. Dist. 2
Recommendation Receive and File
- N78 Release of Performance Guarantee No. 0248207 and Accept the Partial Performance Guarantee Surety Bond No. 0263707 – North AR-1

Community Development District (Developer) – Angeline Phase 3B-2 (TED25-0011)

File Number NI25-0492

Comm. Dist. 4

Recommendation Receive and File

N79 FAC25-0052 - East Pasco Senior Center - Ryman Construction - Construction Agreement via delegation of authority granted 12-10-2024 – received in Board Records 01-30-2025

File Number NI25-0545

Comm. Dist. All

Recommendation Receive and File

N80 FAC25-1044 - Jail Expansion - Moss & Associates - Construction Change Directive CCD039 - Multidisciplinary Changes - \$42,000.00 – 01-07-2025

File Number NI25-0546

Comm. Dist. All

Recommendation Receive and File

N81 FAC25-1052 - Jail Expansion - Moss & Associates - PCI BT BT0382 – Costs Associated with the Time Extension as Outlined in Amendment No. 2 - \$1,050,168.00 – 12-17-2024

File Number NI25-0547

Comm. Dist. All

Recommendation Receive and File

N82 FAC25-1055 - Jail Expansion - Moss & Associates – PCI BT BT0428 - Fire Protection Flex Connections in Area L - \$10,260.00 – 12-19-2024

File Number NI25-0548

Comm. Dist. All

Recommendation Receive and File

N83 FAC25-1056 - Jail Expansion - Moss & Associates - PCI BT BT0433 - Area Q Domestic Water - \$8,136.00 – 12-19-2024

File Number NI25-0549

Comm. Dist. All

Recommendation Receive and File

N84 FAC25-1058 - Jail Expansion - Moss & Associates - Construction Change Directive CCD041 - Food Service Changes - \$15,000.00 – 01-07-2025

File Number NI25-0550

Comm. Dist. All

Recommendation Receive and File

- N85 FAC25-1059 - Jail Expansion - Moss & Associates - for Construction Change Directive CCD042 - Electrical Changes - \$375,000.00 – 01-07-2025
File Number NI25-0551
Comm. Dist. All
Recommendation Receive and File
- N86 FAC25-1060 - Jail Expansion - Moss & Associates - Construction Change Directive CCD043 - Fire Protection Changes - \$15,000.00 - 01-07-2025
File Number NI25-0552
Comm. Dist. All
Recommendation Receive and File
- N87 FAC25-1061 - Jail Expansion - Moss & Associates - Construction Change Directive CCD044 - Mechanical Changes - \$50,000.00 - 01-07-2025
File Number NI25-0553
Comm. Dist. All
Recommendation Receive and File
- N88 FAC25-1062 - Jail Expansion - Moss & Associates - Construction Change Directive CCD045 - Security Changes - \$35,000.00 - 01-07-2025
File Number NI25-0554
Comm. Dist. All
Recommendation Receive and File
- N89 FAC25-1063 - Jail Expansion - Moss & Associates - Construction Change Directive CCD046 - Masonry, and Doors and Hardware - \$24,500.00 - 01-08-2025
File Number NI25-0555
Comm. Dist. All
Recommendation Receive and File
- N90 FAC25-1066 - Jail Expansion - Moss & Associates - PCI BT BT0412 – Temporary Construction Allowance Transfer to Owner's Contingency - \$756,841.68 - 01-09-2025
File Number NI25-0556
Comm. Dist. All
Recommendation Receive and File
- N91 FAC25-1067 - Jail Expansion - Moss & Associates – PCI BT BT0422 – Waterproofing Loading Dock Walls - \$2,843.50 - 01-09-2025
File Number NI25-0557
Comm. Dist. All
Recommendation Receive and File

- N92 FAC25-1068 - Jail Expansion - Moss & Associates - Potential Change Item (PCI) Budget Transfer (BT) BT0434 – Electrical Work in Kitchen - \$21,894.58 - 01-09-2025
File Number NI25-0558
Comm. Dist. All
Recommendation Receive and File
- N93 FAC25-1069 - Jail Expansion - Moss & Associates - Potential Change Item (PCI) Budget Transfer (BT) BT0443 - Area N Domestic Water - \$8,136.00 - 01-09-2025
File Number NI25-0559
Comm. Dist. All
Recommendation Receive and File
- N94 FAC25-1075 - Jail Expansion - Moss & Associates - Budget Transfer BT0431 – Laundry Equipment Storage and Re-installation - \$11,100.00 - 01-23-2025
File Number NI25-0560
Comm. Dist. All
Recommendation Receive and File
- N95 FAC25-1078 - Jail Expansion - Moss & Associates – PCI BT BT0447 Overhead Rollup Door Control Switches - \$8,569.66 - 01-28-2025
File Number NI25-0561
Comm. Dist. All
Recommendation Receive and File
- N96 FAC25-1079 - Jail Expansion - Moss & Associates - PCI BT BT0448 – Second Mobilization for Lighting Controls - \$5,283.40 – 01-28-2025
File Number NI25-0562
Comm. Dist. All
Recommendation Receive and File
- N97 Notice to Proceed - Design of Nottingham Public Works Facility - RSQ-DS-20-046 – 01-27-2025
File Number NI25-0563
Comm. Dist. All
Recommendation Receive and File
- N98 Notice to Proceed - Fleet Management Department McKendree Road Building Expansion - Task Order No. FM24-033, Contract 6421 – 01-29-2025
File Number NI25-0564
Comm. Dist. All
Recommendation Receive and File

N99 PSC-2025-0038-FOF-EI - Docket No. 20230090-EI - Tampa Electric
Company – issued February 3, 2025
File Number NI25-0565
Comm. Dist. All
Recommendation Receive and File

Addendum

There were none.

Walk-Ons

There were none.

Post Meeting Materials

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

Adjourn

The meeting adjourned at 4:20 p.m.

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