

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

ANNOTATED AGENDA

APRIL 22, 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**

1:30 P.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: Heather Grimes, Chief Administrative Officer, 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 1:31 p.m.

Invocation
Pledge of Allegiance

The Chaplain gave the Invocation.

Ms. Grimes led the Pledge of Allegiance to the Flag.

Roll Call

Ms. Grimes 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.

Ms. Denise Dallis, Mr. Thomas Plunkett, Pastor Troy Pederson, and Ms. Carol Clark spoke regarding Orange Villas; their appreciation; a drainage ditch; flooding issues in a neighborhood; road paving; the Anchor of Gulf Harbors; debris removal; the elevated development; water runoff; renovations; the flyer; National Day of Prayer; the bracelets; scripture; and Agenda Item P56.

Discussion was held regarding the Harbor South Leadership Council Meeting; a City of New Port Richey Project; and that Agenda Item P56 was advertised to be continued to the May 20, 2025 Board of County Commissioners meeting.

Approved to receive and file documents submitted by Pastor Troy Pederson.

Resolutions

Commissioners Items - Chairman Starkey

- RS1 (1:30 P.M. Time Certain) A Resolution By The Board Of County Commissioners Of Pasco County, Florida, Congratulating The J.W. Mitchell High School Boys Soccer Team For Winning A State Championship
- File Number** CAO25-5126
Comm. Dist. All
Recommendation Approve

Approved to adopt.

Commissioners Items - Commissioner Oakley

- RS2 (1:35 P.M. Time Certain) A Resolution By The Board Of County Commissioners Of Pasco County, Florida, Honoring David Gwynn For His Service To Pasco County And Congratulating Him On His Retirement
- File Number** CAO25-5136
Comm. Dist. All
Recommendation Approve

Approved to adopt.

Consent

Approved the Consent Agenda with the exception of Agenda Item C25 which was pulled for discussion or revision.

Commissioners Items - Chairman Starkey

- C3 A Resolution By The Board Of County Commissioners Of Pasco County, Florida, Declaring The Week Of April 21-25, 2025, As National Community Development Week In Pasco County
- File Number** CAO25-5131
Comm. Dist. All
Recommendation Approve

Commissioners Items - Commissioner Mariano

- C4 A Resolution By The Board Of County Commissioners Of Pasco County, Florida, Observing Thursday, May 1, 2025, As The National Day Of Prayer In Pasco County
File Number CAO25-5113
Comm. Dist. All
Recommendation Approve

Constitutional Officers - Clerk and Comptroller

- C5 Tax Deed Applications - Clerk & Comptroller - Letter Dated March 28, 2025
File Number CO25-0132
Comm. Dist. All
Recommendation Approve

Constitutional Officers - Clerk - Minutes Approval

- C6 Board of County Commissioners Regular Meeting/Rezoning June 18, 2024 – 10 A.M.
File Number CO25-0126
Comm. Dist. All
Recommendation Approve
- C7 Board of County Commissioners Regular Meeting/Rezoning July 9, 2024 – 10 A.M.
File Number CO25-0127
Comm. Dist. All
Recommendation Approve

Constitutional Officers - Clerk - Minutes Distribution

- C8 Board of County Commissioners Emergency Special Meeting September 24, 2024 – 3 P.M.
File Number CO25-0128
Comm. Dist. All
Recommendation Approve
- C9 Board of County Commissioners Special Meeting October 23, 2024 – 9 A.M.
File Number CO25-0129
Comm. Dist. All
Recommendation Approve

C10 Board of County Commissioners Special Meeting November 1, 2024 – 1 P.M.

File Number CO25-0130

Comm. Dist. All

Recommendation Approve

C11 Board of County Commissioners Special Meeting November 21, 2024 – 1:30 P.M.

File Number CO25-0131

Comm. Dist. All

Recommendation Approve

Constitutional Officers - Clerk - Financial Matters

C12 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 CO25-0117

Comm. Dist. All

Recommendation Approve

Development Services - Code Compliance

C13 Property Maintenance Securing of Pools - Pasco County Code of Ordinance (Section 42-1) - Lien Resolutions - No Funding Required

File Number CC25-0006

Comm. Dist. 5

Recommendation Approve

C14 Property Maintenance Clearing of Lots - Pasco County Code of Ordinance (Section 42-1) - Lien Resolutions - No Funding Required

File Number CC25-0007

Comm. Dist. All

Recommendation Approve

Development Services - Planning, Development, and Economic Growth

C15 Notice Pursuant to § 337.403, Florida Statutes to Relocate Tampa Electric Company (TECO) Transmission and Distribution Lines within County Right-of-Way for the Widening of Handcart Road (from State Road 52/Clinton Avenue to the South of Tyndall Road) - No Funding Required

File Number PDE25-0182

Comm. Dist. 1

Recommendation Approve

Internal Services - Emergency Management

- C16 Hazard Mitigation Grant Program (HMGP) Subaward and Grant Agreement (Project No. 4673-013-R) - Florida Division of Emergency Management (FDEM) - Pasco County, Telogia Court, Flood Risk Reduction - Phase I - ALN 97.039 - \$410,431.00
File Number OEM25-0006
Comm. Dist. 3
Recommendation Approve

Internal Services - Facilities Management

- C17 Subordination of Slope Easement Interests – State of Florida Department of Transportation – U.S. 98 Road Improvement Project – South of Old Lakeland Highway to U.S. 301 – WPIS No. 4433684 – 700/35/US98 – Parcels 112.05 and 120.02 – No Funding Required
File Number FAC25-0087
Comm. Dist. 1
Recommendation Approve
- C18 Agreement for Sale and Purchase of Property – 10.23 Acres on Citizens Drive and Newbrook Lane, New Port Richey – Citizens Crossings, LLC; Citizen Center, LLC; SVC Property Management, LLC, as Trustee of the Newbrook Lane Land Trust, Dated December 13, 2022; and 8717-35 Newbrook, LLC – \$4,445,000.00
File Number FAC25-0093
Comm. Dist. 4
Recommendation Approve
- C19 Lease Agreement – Trouble Creek Shopping Center, Inc. – Lease Agreement for the Public Works Department - \$734,580.00
File Number FAC25-0100
Comm. Dist. 3
Recommendation Approve
- C20 Adopt Resolution Cancelling Taxes – Colony Road Rental, LLC – Colony Road Dunkin – No Funding Required
File Number FAC25-0103
Comm. Dist. 5
Recommendation Approve
- C21 Award of Bid No. IFB-SV-25-033 – A Total Solution, Inc. – Fire Systems Inspections & Repairs – Multi-Year Award - \$1,200,000.00
File Number FAC25-0107
Comm. Dist. All
Recommendation Approve

C22 Accept Deed and Adopt Resolution Cancelling Taxes – Trinity Crosspoint Church, Inc. – Thys Road Sidewalk – No Funding Required
File Number FAC25-0114
Comm. Dist. 3
Recommendation Approve

Internal Services - Fleet Management

C23 Cooperative Purchase – Altec Industries, Inc. – Aerial Truck – \$320,374.00
File Number FM25-0016
Comm. Dist. All
Recommendation Approve

Internal Services - Information Technology

C24 Confidential Exempt Purchase – Ongoing and As-Needed Maintenance – \$1,001,582.50
File Number IT25-0017
Comm. Dist. All
Recommendation Approve

Public Infrastructure - Transportation Engineering

C25 Locally Funded Agreement and Three Party Escrow Agreement – Florida Department of Transportation (FDOT) and Pasco County – Design and Construction of an Increase in Merge Length, Minor Widening, and Milling and Resurfacing of Meadow Pointe Boulevard at the Intersection of State Road 56 and Meadow Pointe Boulevard (FPN 449169 1 32/52/62 02) – \$1,696,002.00
File Number TED25-0190
Comm. Dist. 2
Recommendation Approve

Approved Staff's recommendation with the idea that they were going to try to get FDOT to use the spray jet technology as well.

C26 Resolution to Reduce the Speed Limit – Cox Drive – Speed Limit Reduction – \$1,000.00
File Number TED25-0204
Comm. Dist. 2
Recommendation Approve

- C27 Resolution to Reduce the Speed Limit – Congress Street – Speed Limit Reduction – \$1,000.00
File Number TED25-0205
Comm. Dist. 4
Recommendation Approve
- C28 Resolution to Reduce the Speed Limit – Palm Lake Terrace Subdivision – Speed Limit Reduction – \$1,000.00
File Number TED25-0206
Comm. Dist. 3
Recommendation Approve
- C29 Resolution to Revise the Speed Limit – Old County Road 54 – Speed Limit Revision – \$1,000.00
File Number TED25-0211
Comm. Dist. 3, 4
Recommendation Approve
- C30 Award of Bid No. IFB-KM-25-005 – Econolite Systems, Inc. – As Needed Installation of Inductive Loops, Sensors, Pull Boxes, and Conduit – Multi-Year Award – \$1,200,000.00
File Number TED25-0212
Comm. Dist. All
Recommendation Approve
- C31 Recording of Plat with a Performance Guarantee – Pulte Homes Company, LLC – Two Rivers Parcel D1 (198 Lots on 109.004 Acres Approximately 1 Mile South of State Road 56 and Approximately 1/2 Mile East of Morris Bridge Road) – No Funding Required
File Number TED25-0222
Comm. Dist. 1
Recommendation Approve
- C32 Recording of Plat with Performance Guarantees – Forestar (USA) Real Estate Group, Inc. – Wyndfields South Phases 2B and 2C (128 Single Family Detached Lots on 12.82 Acres Approximately 0.35 Miles South of State Road 56 and 1.5 Miles West of Morris Bridge Road) – No Funding Required
File Number TED25-0232
Comm. Dist. 2
Recommendation Approve

- C33 Recording of Plat with a Performance Guarantee – Len-Medley at New Port Corners, LLC, and Cal-Hearthstone Lot Option Pool 01, LP – New Port Corners Phases 1A-1 and 1A-2 (195 Detached Lots and 16 Townhomes on 78.580 Acres East Side of Little Road South of Massachusetts Avenue/Decubellis Road) – No Funding Required
File Number TED25-0229
Comm. Dist. 4
Recommendation Approve
- C34 Recording of Plat with a Performance Guarantee – Len-Medley at New Port Corners, LLC, and Cal-Hearthstone Lot Option Pool 03, LP – New Port Corners Phase 1B-1 Active Adult (148 Lots on 44.021 Acres on the West Side of Little Road South of Massachusetts Avenue/Decubellis Road) – No Funding Required
File Number TED25-0219
Comm. Dist. 4
Recommendation Approve
- Public Infrastructure - Utilities**
- C35 First Amendment to Standard Professional Service Contract – Carollo Engineers, Inc. – Adjusted Standard Billing Rates for As-Needed Support for Capital Improvement Program – No Funding Required
File Number UTD25-0022
Comm. Dist. All
Recommendation Approve
- C36 Task Order No. 1-25 – Mead and Hunt, Inc. – Stone Road Water Main Extension Project (PCU 25-002.00) – \$317,317.00
File Number UTD25-0176
Comm. Dist. 5
Recommendation Approve
- C37 First Amendment to Agreement for Additional Purchase Authority – Schaer Development of Central Florida Inc. – As Needed Miscellaneous Pipeline Construction – \$6,000,000.00
File Number UTD25-0264
Comm. Dist. All
Recommendation Approve
- C38 Award of Bid No. IFB-BW-25-019 – A.C. Schultes of Florida, Inc. – As Needed Well Drilling Construction, Rehabilitation and Repair Services – Multi-Year Award – \$1,082,000.00
File Number UTOM25-0276
Comm. Dist. All
Recommendation Approve

C39 Additional Purchase Authority and First Amendment to IFB-SN-22-087 – Vortex Services LLC d/b/a Vortex Infrastructure Services LLC – As Needed Underground Pipe Restoration Services – Multi-Year Award – \$1,124,500.00

File Number UTOM25-0308

Comm. Dist. All

Recommendation Approve

C40 Award of Bid No. IFB-KM-25-028 – Comanco Environmental Corporation – As Needed Pond Liner Replacement, Repairs, and Inspections – \$1,450,897.00

File Number UTOM25-0311

Comm. Dist. All

Recommendation Approve

Public Safety - Fire Rescue

C41 Approve SOW24-496 and Purchase Order Terms and Conditions - Florida Department of Health and Pasco County - MIH Model Communities Project – \$203,333.34

File Number FR25-1533

Comm. Dist. All

Recommendation Approve

C42 Approve Interlocal Agreement – Pasco Sheriff's Office and Pasco County – Training Partnership with Pasco County Fire Rescue and Pasco Sheriff's Office – No Funding Required

File Number FR25-1575

Comm. Dist. All

Recommendation Approve

Public Services - Community Services

C43 Amendment No. 001 to Standard Contract No. EA025-PASCO NUTRITION – Area Agency on Aging of Pasco-Pinellas, Inc. – Federal Older Americans Act, Title III Funding, to Provide Seniors with Congregate and Home-Delivered Meals and Related Services; CFDA 93.045, 93.053 – No Funding Required

File Number SS25-0017

Comm. Dist. All

Recommendation Approve

Regular

Public Safety - Fire Rescue

- R44 (To Be Heard Before P51) Second Workshop Dedicated to the Extraordinary Circumstances Necessitating the Need for the Fire Rescue Fire Combat and Rescue Service Impact Fee Increase to Exceed the Phase-In Limitations in Sections 163.31801(6)(b), (c), and (d), Florida Statutes

File Number FR25-1620

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 an event he attended that morning, Moffitt, and its technology.
- He spoke regarding Tampa Bay Water and the test well.

Discussion was held regarding Tampa Bay Water; AmSkills; and a project to train in public utilities.

Miscellaneous Business - District Two - Commissioner Weightman

- Commissioner Weightman spoke regarding Sunwest, the 5K, and a ribbon cutting for the trails.

Miscellaneous Business - District Three - Chairman Starkey

- Chairman Starkey spoke regarding the Sarah Vande Burg Tennis Complex.
- She displayed pictures and spoke regarding Lauren's Kids Walk in my Shoes 2025.
- She spoke regarding the CDBGDR Townhall meeting and sand on the Anclote Key.

- She spoke regarding the Harbors South Leadership Council Meeting and who had spoken.
- She spoke regarding the Grand Boulevard Redevelopment Workshop.
- She displayed pictures and spoke regarding a Speros event.
- She spoke regarding the Tree Mitigation Fund Resolution from 2008 which was being updated and language she wanted to add to the Resolution.

Miscellaneous Business - District Four - Commissioner Yeager

- Commissioner Yeager displayed pictures and spoke regarding the Moon Lake Clean-up, her appreciation, and the previous clean-up.
- She displayed pictures and spoke regarding that Duke Energy wrote Area Agency on Aging a check and what the Department of Elder Affairs received for funding.
- She displayed pictures and spoke regarding A Day in the Life of a Senior.

Miscellaneous Business - District Five - Commissioner Mariano

- Commissioner Mariano spoke regarding Tampa Bay Water and the well, a reservoir option, and the Four Rivers project.
- He spoke regarding Ridge Road Trees, the Transportation Funds, and the Tree Mitigation Funds.

Discussion was held regarding the Tree Mitigation Fee and an Ordinance.

- He spoke regarding Staff, the CDBGDR Townhalls, and HUD.
- He spoke regarding a Marine Institute in Port Richey, the Aquatic Preserve, a letter of support, and Salt Strong Alliance.
- He displayed pictures and spoke regarding Sunwest, the 5K run, that the team did a phenomenal job, a video he took, the Boards support, the trail, and a second lake.

Miscellaneous Business - County Administrator

- Mr. Carballa spoke regarding the Moffitt Ceremony, Agenda Item C3, and his appreciation to the Board.
- He spoke regarding the Burn Ban that he signed.

Miscellaneous Business - County Attorney

- No items.

Miscellaneous Business - Clerk and Comptroller

- No items.

Miscellaneous Business - Sheriff

- Absent.

Public Hearings

Proposed Ordinances at 1:30 p.m.

- P45 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 May 20, 2025 Board of County Commissioners meeting at 1:30 p.m. in New Port Richey.

P46 An Ordinance By The Pasco County Board Of County Commissioners Amending The Pasco County Land Development Code; Amending Section 1001 Docks And Seawalls; Section 1001.1 Intent And Purpose; Section 1001.4 Visibility; Section 1001.5 Maximum Projection And Location Of Docks And Seawalls; Creating Section 1001.6 Boat Lift Canopies; Appendix A Definitions; And Other Sections, As Necessary, For Internal Consistency; Providing For Applicability; Repealer; Providing For Severability; Inclusion Into The Land Development Code, And An Effective Date.

File Number PDE25-0135

Comm. Dist. All

Recommendation Continuance Requested

Approved to continue to the June 17, 2025 Board of County Commissioners meeting at 1:30 p.m. in New Port Richey.

P47 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 10) From RES-1 (Residential- 1du/Ga) To PD (Planned Development) On Approximately 7.83 Acres Of Real Property Located North Of The Intersection Of Little Road And Jasmine Boulevard; And A Text Amendment Creating Subarea Policy FLU 7.1.82 – Little Road PD; And A Map Amendment To The Future Land Use Map 2-9 Adding Subarea Map 2-9(82) Little Road PD; And Providing For Additional Text Amendments As Necessary For Internal Consistency; Providing For A Repealer, Severability, And An Effective Date.

File Number PDE25-0054

Comm. Dist. 4

Recommendation Continuance Requested

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

- P48 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 03) From ROR (Residential/Office/Retail) 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 Avenue; 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; Providing For Additional Text Amendments As Necessary For Internal Consistency; Providing For A Repealer, Severability, And An Effective Date.
File Number PDE25-0070
Comm. Dist. 5
Recommendation Approve

Approved to adopt by a roll call vote.

- P49 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 05) From RES-1 (Residential-1 Du/Ga) To PD (Planned Development) On Approximately 38.68 Acres Of Real Property Located At The South Side Of County Line Road Approximately 1.65 Miles West Of The Suncoast Parkway; And A Text Amendment Creating Subarea Policy FLU 7.1.85 – County Line North PD; And A Map Amendment To The Future Land Use Map 2-9 Adding Subarea Map 2-9 (85) County Line North PD; And Providing For Additional Text Amendments As Necessary For Internal Consistency; Providing For A Repealer, Severability, And An Effective Date.
File Number PDE25-0097
Comm. Dist. 5
Recommendation Approve

Approved to adopt by a roll call vote.

P50 An Ordinance Establishing SageBrush 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 PDE25-0125
Comm. Dist. 5
Recommendation Approve

Approved to adopt by a roll call vote.

P51 An Ordinance By The Pasco County Board Of County Commissioners Amending The Pasco County Land Development Code To Increase Fire Combat And Rescue Impact Fees Beyond The Phase-In Limitations In Section 163.31801(6), Florida Statutes; Amending Section 103.1 Jurisdictional Applicability; Providing For Amendments To Section 1302.6 Fire Combat And Rescue Service Impact Fee, To Make Such Section Consistent With The 2024 Fire Combat And Rescue Service Impact Fee Study And To Adopt Such Study; To Increase The Amount Of Fire Combat And Rescue Service Impact Fees; Providing For Additional Amendments As Necessary To Ensure Internal Consistency; Providing For Applicability; Repealer; Providing For Severability; Inclusion Into The Land Development Code, And An Effective Date.
File Number FR25-1621
Comm. Dist. All
Recommendation No Action Required

No action was required as this was the first public hearing. The adoption hearing was set for the May 20, 2025 Board of County Commissioners meeting at 1:30 p.m. in New Port Richey.

Public Hearings at 1:30 p.m.

Mr. Steinsnyder reviewed the Public Hearings to be followed.

Ms. Grimes swore in those who planned to present testimony.

Approved the Public Hearing Consent Agenda which included Agenda items P60 and P61 with Commissioner Weightman absent from the vote.

P52 Conditional Use (Continuance) – Ubrecht Ronald C & Patsy M Living Trust / Bexley New Land – 180-Foot, Close-Mount Monopole Communications Facility (WCF) in an A-C Agricultural District – South Central Pasco County – On the West Side of Joy Drive, Approximately 700 Feet North of Dogpatch Lane
File Number PDE25-CU08
Comm. Dist. 4
Recommendation Continuance Requested

Approved to continue to the May 20, 2025 Board of County Commissioners meeting at 1:30 p.m. in New Port Richey with Commissioner Yeager absent from the vote.

P53 Zoning Amendment (Continuance) - Little Road MPUD Master Planned Unit Development-Nguyen Thien - A Rezoning Petition from E-R Estate Residential District to MPUD Master Planned Unit Development to Allow for 23 Townhomes and 32,452 Square Feet (SF) of Commercial Uses on 7.83 Acres, Located on the East Side of Little Road Approximately 550 Feet North of the Intersection of Little Road and Jasmine Boulevard
File Number PDE25-7721
Comm. Dist. 4
Recommendation Continuance Requested

Approved to continue to the May 20, 2025 Board of County Commissioners meeting at 1:30 p.m. in New Port Richey with Commissioner Yeager absent from the vote.

P54 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 May 20, 2025 Board of County Commissioners meeting at 1:30 p.m. in New Port Richey with Commissioner Yeager absent from the vote.

P55 Zoning Amendment (Continuance) – Meares Four LLC – Change in Zoning from an A-R Agricultural-Residential District and C-3 Commercial/Light Manufacturing District to a C-3 Commercial/Light Manufacturing District – Northwest Pasco County – Southeast Corner of the Intersection of Suncoast Parkway and Shady Hills Road – Containing Approximately 9.10 Acres
File Number PDE25-7769
Comm. Dist. 5
Recommendation Continuance Requested

Approved to continue to the May 20, 2025 Board of County Commissioners meeting at 1:30 p.m. in New Port Richey with Commissioner Yeager absent from the vote.

P56 Zoning Amendment (Continuance) – Enclave at Livingston MPUD – Island Property Partners – Rezoning Request from an A-R Agricultural-Residential Zoning District to MPUD Master Planned Unit Development District to Allow for the Development of 178 Townhome Dwelling Units and Associated Infrastructure on Approximately 46.3 Acres Located in South-Central Pasco
File Number PDE25-7781
Comm. Dist. 2
Recommendation Continuance Requested

Approved to continue to the May 20, 2025 Board of County Commissioners meeting at 1:30 p.m. in New Port Richey with Commissioner Yeager absent from the vote.

P57 Zoning Amendment (Continuance) - SR 52 Elite – JDP Elite Development LLC – Rezoning Request from AR Agricultural Residential District and AC Agricultural District to MPUD Master Planned Unit Development District to Allow for the Maximum Development of 300 Platted Townhomes, 175,000 Square Feet of Commercial/Retail and 120 Hotel Rooms and Associated Infrastructure on Approximately 156.2 Acres Located in Central Pasco County Approximately 0.6 Miles East of the Intersection of State Road 52 and US 41
File Number PDE25-7811
Comm. Dist. 1
Recommendation Continuance Requested

Approved to continue to the June 17, 2025 Board of County Commissioners meeting at 1:30 p.m. in New Port Richey with Commissioner Yeager absent from the vote.

P58 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 a date uncertain.

P59 Comprehensive Plan Amendment (Continuance) – CPA24(03) Elite 52 PD – Providing for a Comprehensive Plan Amendment to the Future Land Use Map (Map 2-15 and Sheet 12) from AG (Agricultural) and AG/R (Agricultural/Rural) to PD (Planned Development) on Approximately 156 Acres of Real Property Located North of State Road 52 Approximately 0.60 Mile East of the Intersection of State Road 52 and US Highway 41; and a Text Amendment Creating Subarea Policy FLU 7.1.81 – Elite 52 PD; and a Map Amendment to the Future Land Use Map 2-9 Adding Subarea Map 2-9(81) Elite 52 PD
File Number PDE25-0109
Comm. Dist. 1
Recommendation Continuance Requested

Approved to continue to the June 17, 2025 Board of County Commissioners meeting at 1:30 p.m. in New Port Richey.

P60 Zoning Amendment (Consent) – Karli Properties LLC – Change in Zoning from a MF-1 Multiple-Family Medium Density Zoning District to a C-3 Commercial/Light Manufacturing District – Northwest Pasco County – Southside of New York Ave Approximately 0.64 Miles East of the US 19 and New York Ave Intersection – Containing Approximately 10 Acres
File Number PDE25-7722
Comm. Dist. 5
Recommendation Approve

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

- P61 Zoning Amendment (Consent) – HCA Bayonet Point MPUD Master Planned Unit Development – HCA Health Services of Florida, Inc. – A Rezoning Request from C-1 Neighborhood Commercial, MF-2 Multiple-Family High Density, and MPUD Master Planned Unit Development Zoning Districts to an MPUD Master Planned Unit Development to Allow for the Development of 600,000 Square-Feet of Hospital, 200,000 Square-Feet of Medical Office and 50,000 Square-Feet of Retail Uses on Approximately 62.98 Acres in the West Market Area
File Number PDE25-7796
Comm. Dist. 5
Recommendation Approval with Conditions

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

- P62 Zoning Amendment (Consent) – Sun Coast Village MPUD – Hlavac Family Trust – Rezoning Request from AC Agricultural District to MPUD Master Planned Unit Development District to Allow for the Development of 144 Platted Townhomes and Associated Infrastructure on Approximately 19.3 Acres Located in Northwest Pasco County
File Number PDE25-7820
Comm. Dist. 5
Recommendation Approval with Conditions

Approved Staff's recommendation with the new proposed COA prior to the issuance of the first certificate of occupancy within the project, developer shall pay the County to the sum of \$50,000.00 which may be used by the County towards sidewalk improvements on Shady Hills Road, the payment shall not be mobility fee creditable, and the developer shall not be required to construct a sidewalk path along the projects County Line Road frontage.

P63 Zoning Amendment (Consent) - Sun City County Line North MPUD – Mary Eleanor Taube – Rezoning Request from A-C Agricultural District to MPUD Master Planned Unit Development District to Allow for the Development of 156 Platted Townhomes, 10,000 Square Feet of Commercial/Retail Space (with the Potential to Convert the Commercial/Retail to Office Uses), and Associated Infrastructure on Approximately 19.385 Acres Located in Northwest Pasco County
File Number PDE25-7849
Comm. Dist. 5
Recommendation Approval with Conditions

Approved Staff's recommendation with the new proposed COA prior to the issuance of the first certificate of occupancy within the project, developer shall pay the County to the sum of \$50,000.00 which may be used by the County towards sidewalk improvements on Shady Hills Road, the payment shall not be mobility fee creditable, and the developer shall not be required to construct a sidewalk path along the projects County Line Road frontage.

P64 Petition to Vacate Portions of Platted Rights-of-Way (Regular) – Dusty Lane and Lindy Lane, New Port Richey – Lennar Homes, LLC – No Funding Required
File Number FAC25-0079
Comm. Dist. 4
Recommendation Approve

Approved Staff's recommendation.

Noted Items

Agenda Items N65 through N102 were noted.

Miscellaneous

N65 Florida Development Finance Corporation Annual Reporting Requirements - Financial Statements Year Ended 6-30-24
File Number NI25-0111
Comm. Dist. All
Recommendation Receive and File

- N66 Change Order No. 1 to Professional Services Agreement – Kisinger Campo & Associates, Corp. (KCA) – Tower Road Project Development and Environment (PD&E) Study and Pond Siting Analysis Report (Eastern Terminus of Rangeland Boulevard to Bexley Village Drive) (TED25-0170)
File Number NI25-0133
Comm. Dist. 3, 4
Recommendation Receive and File
- N67 Amendment No. 1 to Agreement RFP-KM-24-025 – Cone & Graham, Inc. – Ridge Road (Sunlake Boulevard to U.S. Highway 41) (TED25-0122)
File Number NI25-0134
Comm. Dist. 2, 4
Recommendation Receive and File
- N68 Change Order No. 6 to Task Order No. EDO21-011 – Florida Design Consultants, Inc. – Withlacoochee State Connector Trail North Survey and Mapping Services, Time Extension (TED25-0209)
File Number NI25-0135
Comm. Dist. 1
Recommendation Receive and File
- N69 Task Order No. TED25-0177 – Cumbey and Fair, Inc. – Design and Post Design Services for the Signalization and Geometric Modifications at the Intersection of Ridge Road and Tanglewood Drive (TED25-0177)
File Number NI25-0136
Comm. Dist. 4
Recommendation Receive and File
- N70 Receive the Right of Way (ROW) Maintenance Guarantee Surety Bond No. 0253777 – Mirada Community Development District (Developer) – Mirada Active Adult Phase 1 (Boulevard 3) (Construction of Mirada Boulevard Between Rider Creek Boulevard and Teak Follow Boulevard), Permit No. 2023-00413 (PMB24-050)
File Number NI25-0575
Comm. Dist. 1
Recommendation Receive and File
- N71 Release of Performance Guarantee Surety Bond No. 5370865 – HBWB Development Services, LLC (Developer) – Two Rivers Parcel C1A (TED25-0098)
File Number NI25-0576
Comm. Dist. 1
Recommendation Receive and File

- N72 15 Day Extension - Aramark Correctional Services, LLC
File Number NI25-0596
Comm. Dist. All
Recommendation Receive and File
- N73 90 Day Extension - Securus Technologies, LLC
File Number NI25-0597
Comm. Dist. All
Recommendation Receive and File
- N74 Additional Purchasing Authority – Maschmeyer Concrete Company of Florida – As Needed Concrete Fiber and Regular Ready Mix Delivery Services (PWM25-0046)
File Number NI25-0628
Comm. Dist. All
Recommendation Receive and File
- N75 Exempt Purchasing Authority – Maschmeyer Concrete Company of Florida – As Needed Concrete Fiber and Regular Ready Mix Delivery Services
File Number NI25-0629
Comm. Dist. All
Recommendation Receive and File
- N76 FAC25-1005 - Allowance Authorization Release, (AAR) No. 2 - Liberty Building A Renovation - Bandes Construction, Inc. - \$6,147.23 – 02-05-2025
File Number NI25-0630
Comm. Dist. All
Recommendation Receive and File
- N77 FAC25-1013 - Change Order No. 3 - Liberty Building A Renovations – Bandes Construction Company, Inc. - \$2,845.50 – Add seventy (70) additional days – 01-08-2025
File Number NI25-0631
Comm. Dist. All
Recommendation Receive and File
- N78 FAC25-1051 - Change Order 2 to Task Order FM24-026 - McKendree Bus Wash - Bandes Construction Co. Inc. - Project Closeout – reduce amount by \$17,100.00 – 01-02-2025
File Number NI25-0632
Comm. Dist. All
Recommendation Receive and File

- N79 FAC25-1057 - Allowance Authorization Release, (AAR) No. 3 - Liberty Building A Renovation - Bandes Construction, Inc. - \$6,590.87 – 03-04-2025
 File Number NI25-0633
 Comm. Dist. All
 Recommendation Receive and File
- N80 FAC25-1070 - Change Order 1 to Task Order FM24-010 - Internal Services Building 1st Floor Renovations - Trias – Closeout - reduce amount by \$47,144.98 – 01-15-2025
 File Number NI25-0634
 Comm. Dist. All
 Recommendation Receive and File
- N81 FAC25-1083 - Allowance Authorization Release, (AAR) No. 4 to Task Order FM24-002 - Sunwest Park Improvements - Bandes Construction, Inc. - \$37,433.43 – 02-11-2025
 File Number NI25-0635
 Comm. Dist. All
 Recommendation Receive and File
- N82 FAC25-1103 - Jail Expansion - Moss & Associates - Construction Change Directive CCD052 - \$40,000.00 – 03-12-2025
 File Number NI25-0636
 Comm. Dist. All
 Recommendation Receive and File
- N83 FAC25-1108 - Fire Rescue Station No. 19 - CAR No. OC-002 - Ajax Building Company, LLC. - Expanding Equipment Yard - \$5,741.00 – 03-06-2025
 File Number NI25-0637
 Comm. Dist. All
 Recommendation Receive and File
- N84 FAC25-1110 - Jail Expansion - Moss & Associates - Potential Change Item (PCI) Budget Transfer (BT) BT0387 for CCD031 - \$230,621.84 – 03-05-2025
 File Number NI25-0638
 Comm. Dist. All
 Recommendation Receive and File

- N85 FAC25-1111 - Jail Expansion - Moss & Associates - Potential Change Item (PCI) Budget Transfer (BT) BT0411 - Sales Tax Savings - \$538,884.71 – 03-05-2025
 File Number NI25-0639
 Comm. Dist. All
 Recommendation Receive and File
- N86 FAC25-1113 - Jail Expansion - Moss & Associates - Budget Transfer BT0432 – Laundry Equipment Assembly - \$33,878.14 – 02-26-2025
 File Number NI25-0640
 Comm. Dist. All
 Recommendation Receive and File
- N87 FAC25-1114 - Jail Expansion - Moss & Associates - Potential Change Item (PCI) Budget Transfer (BT) BT0442 for CCD048 - Civil/Sitework - \$43,330.31 - 02-26-2025
 File Number NI25-0641
 Comm. Dist. All
 Recommendation Receive and File
- N88 FAC25-1128 - Jail Expansion - Moss & Associates - PCI Budget Transfer BT0466 - Walk-in Cooler/Freezer Wall Panels Touchup - \$13,800.00 – 03-13-2025
 File Number NI25-0642
 Comm. Dist. All
 Recommendation Receive and File
- N89 FAC25-1129 - Jail Expansion - Moss & Associates - Potential Change Item (PCI) Budget Transfer BT0470 - Access Panels at Freezer/Coolers - \$3,110.94 – 03-13-2025
 File Number NI25-0643
 Comm. Dist. All
 Recommendation Receive and File
- N90 FAC25-1130 - Jail Expansion - Moss & Associates - Potential Change Item (PCI) Budget Transfer BT0475 - Conduit for Interlock Connections - \$3,836.33 – 03-13-2025
 File Number NI25-0644
 Comm. Dist. All
 Recommendation Receive and File

- N91 FAC25-1131 - Jail Expansion - Moss & Associates - PCI Budget Transfer
BT0476 - Building Water System Monthly Maintenance - \$13,967.65 – 03-
13-2025
File Number NI25-0645
Comm. Dist. All
Recommendation Receive and File
- N92 FAC25-1132 - Jail Expansion - Moss & Associates - Potential Change
Item (PCI) Budget Transfer BT0479 - Tie-in Connection Points - \$5,365.26
– 03-13-2025
File Number NI25-0646
Comm. Dist. All
Recommendation Receive and File
- N93 FAC25-1133 - Jail Expansion - Moss & Associates - Potential Change
Item (PCI) Budget Transfer BT0480 - Kitchen Exhaust Controls -
\$13,515.62 – 03-13-2025
File Number NI25-0647
Comm. Dist. All
Recommendation Receive and File
- N94 Notice to Proceed - East Pasco Senior Center - Project 25F08 - Contract
6491 – 03-03-2025
File Number NI25-0648
Comm. Dist. All
Recommendation Receive and File
- N95 Notice to Proceed - Planning Study - D&E Building and The Old Jail - Task
Order No. FM24-021 -Contract 6271 – 03-03-2025
File Number NI25-0649
Comm. Dist. All
Recommendation Receive and File
- N96 Tampa Bay Water Annual Comprehensive Financial Report Fiscal Year
Ended September 30, 2024 - Received in Board Records on March 24,
2025
File Number NI25-0650
Comm. Dist. All
Recommendation Receive and File
- N97 FAC24-1167 - Moss & Associates - CCD030 - Electrical and Security
Controls - (\$150,000.00) – 09-10-2024
File Number NI25-0651
Comm. Dist. All
Recommendation Receive and File

- N98 FAC24-1169 - Jail Expansion - Moss & Associates - Potential Change Item (PCI) BT0366 - Steel Road Plates - \$15,170.86 – 09-10-2024
File Number NI25-0652
Comm. Dist. All
Recommendation Receive and File
- N99 Angeline Resolution 2025-28 Adopting FY 2024-2025 Budget
File Number NI25-0661
Comm. Dist. All
Recommendation Receive and File
- N100 Hope Innovation District Proposed FY 2026 Budget
File Number NI25-0670
Comm. Dist. All
Recommendation Receive and File
- N101 Professional Services Agreement for Staff Augmentation Services in Support of FEMA Requirements for Hurricanes Helene and Milton - \$772,800.00
File Number NI25-0671
Comm. Dist. All
Recommendation Receive and File
- N102 Commission on the Status of Women (CSW) Meeting Minutes - March 3, 2025
File Number NI25-0672
Comm. Dist. All
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 2:37 p.m. and returned to the meeting at 2:41 p.m.

Commissioner Weightman left the meeting at 2:45 p.m. and returned to the meeting at 2:54 p.m.

The meeting adjourned at 3:44 p.m.

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