

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

ANNOTATED AGENDA

MAY 6, 2025

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

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

10:00 A.M.

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

County Commissioners	Honorable Kathryn Starkey, Chairman, District 3 Honorable Jack Mariano, Vice Chairman, District 5 Honorable Seth Weightman, Second Vice-Chairman, District 2 Honorable Ronald E. Oakley, District 1 Honorable Lisa Yeager, District 4
Clerk & Comptroller	Honorable Nikki Alvarez-Sowles, Esq.
County Administrator	Mike Carballa, P.E.
County Attorney	Jeffrey N. Steinsnyder, Esq.

Call To Order

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

**Invocation
Pledge of Allegiance**

A Chaplain gave the Invocation.

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

Roll Call

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

Public Comment

Citizens are given an opportunity to comment on items listed on the Agenda by participating via WebEx during the meeting or attending in person. A WebEx pre-registration process can be found on the Public Comment Options page and must be completed to participate. Citizens may also comment on items listed on the Agenda in person inside the Board Room. The Board will take Public Comment on items on this agenda. It is requested that when you address the Board, that comments are not directed personally against a commissioner or team member, but rather directed at the issues. This provides mutual respect between the board members and the public.

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

Ms. Alexandra Lewis, Ms. Candice Alfieri, Mr. Mark Alfieri, Ms. Danielle Polovich, Ms. Andrea Manfredi, and Mr. Dixon Phillips, representative for the Pasco County Professional Firefighters IAFF Local 4420, spoke regarding being a resident of Epperson; personal family stories; concerns with a proposed road configuration; growth in Pasco County; Abby Brooks Circle; configurations in similar neighborhoods; safety concerns; golf cart paths; the lack of parks in Epperson II; traffic concerns; hearing impaired children; meeting with the developer; what they had been told; meeting with their CDD Board; appreciation for the opportunity to speak; the importance of new housing; the original design of their road; Elam Road; being thoughtful of existing communities; a flaw in the project; maintenance costs; the submitted and displayed PowerPoint presentation from Ms. Danielle Polovich; addresses that had been changed and issues they had faced; May as Mental Health Awareness Month; risks with work on structure fires; calls they don't forget; statistics; Pasco County being proactive; what was available to the members; support they received from Staff; appreciation to everyone for their efforts and support; protecting their lives; and shirts that were presented to the Board.

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

Discussion was held regarding where the project was in the process; the only action that was pending; a potential Senate Bill; what it meant when things were approved administratively; the only way the changes the people were requesting could be done; how the Board was legally bound; neighborhoods having multiple connections; decisions that had already been made and that could not be changed; the last Board action on the project; provisions that allowed the changes; the land in front of the parcel; Elam Road; the paperwork; having the public meet with Staff to further discuss the

project; who was responsible for hearing impaired signage; Google Maps of the area; where the main entrance should be; having Staff look at it to see what they could fix; the construction entrance; address issues; speaking with the Postmaster in Zephyrhills; those who chose not to speak as their points had been made by others; pausing Public Comment to take up the Consent Agenda and the time certain items; that Mr. Engel had reached out to Metro Development and that they were willing to work with them to find a solution; teams that would be engaged; and alternative accessways that would be discussed.

Approved to receive and file documents submitted by Ms. Alexandra Lewis with Commissioner Yeager absent from the vote.

Approved to receive and file documents submitted by Ms. Candice Alfieri.

Approved to receive and file documents submitted by Mr. Mark Alfieri with Commissioner Weightman absent from the vote.

Approved to receive and file documents submitted by Mr. Mark Alfieri with Commissioner Oakley absent from the vote.

Later in the meeting, the Board returned to Public Comment.

Mr. Jim Marinari, Dr. Kirk Phillips, Pasco Coastal Improvement Council, Pastor Jen Kerouac, Mr. Michael Pultorak, Ms. Sarah Gonzalez, Ms. Daphne Sais, and Ms. Nancy Hazelwood spoke regarding comments made during the morning session; concerns with the entrance and exit on Elam; traffic studies; things that had changed; capacity concerns; incompatibility; documents that had been submitted; the Pasco Coastal Improvement Council; impaired water basins; recent flooding events; the lack of maintenance as the County was growing; a meeting from the previous week; Anclothe Island; Gulf Harbor; silt debris; longshore drift; quoted scripture; pictures displayed by Pastor Jen Kerouac; the Pledge of Allegiance to the Flag; advocating for the residents of Shady Hills; a fatal accident; public safety; continuous accidents; Shady Hills Road; the need for crosswalks; the PowerPoint presentation displayed by Mr. Michael Pultorak; appreciation to the Board and the Team for their efforts; Epperson CDD and their lack of park space; Kenton MPUD; density; purpose and intent; the Land Development Code; the Comprehensive Plan; what was originally requested by the developer; communication between Staff and the developer; the Connected City Advisory Board; documents submitted by Ms. Sarah Gonzalez; Code Enforcement complaints that had been filed by the same person; police reports; stalking and harassment concerns; taxpayer money; being let down by the County; a property being taken by a developer; emergency exits; being unable to sell their house; damage to the house; ingress and egress for utilities; a zoning from 2001; issues that had been encountered; the North East Rural Area Plan and the history behind it; keeping it rural; pervious surfaces; high recharge areas; a suggestion to instead of doing large homes on small lots to do small homes on large lots; lowering density; and preserving natural resources.

Mr. David Allen, Assistant County Administrator for Development Services, spoke during the discussion.

Discussion was held regarding the displayed and submitted documents, pictures, and PowerPoint presentation; on what the Board was able to do to help Ms. Daphne Sais; and what she had been advised.

Approved to receive and file documents submitted by Dr. Kirk Phillips.

Approved to receive and file documents submitted by Ms. Sarah Gonzalez.

Resolutions

Commissioners Items - Commissioner Oakley

RS1 A Resolution By The Board Of County Commissioners Of Pasco County, Florida, Declaring May 11-17, 2025, As Hospital Week In Pasco County
File Number CAO25-5143
Comm. Dist. All
Recommendation Approve

Approved to adopt

Commissioners Items - Commissioner Weightman

RS2 A Resolution By The Board Of County Commissioners Of Pasco County, Florida, Declaring The Week Of May 4-10, 2025, As Pasco County Correctional Officers And Employees Week
File Number CAO25-5138
Comm. Dist. All
Recommendation Approve

Approved to adopt.

Commissioners Items - Chairman Starkey

RS3 A Resolution By The Board Of County Commissioners Of Pasco County, Florida, Declaring The Week of May 4-10, 2025, As Travel And Tourism Week In Pasco County
File Number CAO25-5134
Comm. Dist. All
Recommendation Approve

Approved to adopt

RS4 A Resolution By The Board Of County Commissioners Of Pasco County, Florida, Declaring May 11-17, 2025, As Paint The Town Blue Week In Pasco County
File Number CAO25-5142
Comm. Dist. All
Recommendation Approve

Approved to adopt.

Commissioners Items - Commissioner Yeager

RS5 A Resolution By The Board Of County Commissioners Of Pasco County, Florida, Declaring May 4, 2025, As International Firefighters' Day In Pasco County
File Number CAO25-5137
Comm. Dist. All
Recommendation Approve

Approved to adopt.

RS6 A Resolution By The Board Of County Commissioners Of Pasco County, Florida, Declaring The Month Of May 2025 As Older Americans Month In Pasco County
File Number CAO25-5140
Comm. Dist. All
Recommendation Approve

Approved to adopt.

Consent

Approved the Consent Agenda with the exception of Agenda Item C21 which was pulled for discussion or revision.

Constitutional Officers - Clerk - Minutes Approval

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

Constitutional Officers - Clerk - Financial Matters

- C11 Specific Approvals, General Warrants, Payroll Items, And Transfer Authorizations Including Those Previously Approved By The Chairman/Vice-Chairman Since The Last Regular Meeting Of The Board Of County Commissioners
File Number CO25-0118
Comm. Dist. All
Recommendation Approve

Legislative/Administrative - County Attorney

- C12 Litigation Status Report for January, February, and March 2025 (Q1) -
County Attorney – Status – No Funding Required
File Number CAO25-2004
Comm. Dist. All
Recommendation Approve
- C13 A Resolution By The Board Of County Commissioners Of Pasco County,
Florida, Establishing Maximum Rates Which May Be Charged On The
Towing Of Vehicles Or Vessels From Or Immobilization Of Vehicles Or
Vessels On Private Property, Removal And Storage Of Wrecked Or
Disabled Vehicles Or Vessels From An Accident Scene Or For The
Removal And Storage Of Vehicles Or Vessels, In The Event The Owner
Or Operator Is Incapacitated, Unavailable, Leaves The Procurement Of
Wrecker Service To The Law Enforcement Officer At The Scene, Or
Otherwise Does Not Consent To The Removal Of The Vehicle Or Vessel;
Providing For Annual Adjustment Of Rates Based On The Consumer
Price Index; Allow A Fuel Adjustment Surcharge; Establishing That The
Maximum Rates Be Published On The County's Website; Establishing A
Process For Investigating And Resolving Complaints Regarding Fees
Charged In Excess Of Such Rates; Providing An Effective Date.
File Number CAO25-5501
Comm. Dist. All
Recommendation Approve

**Development Services - Planning, Development, and Economic
Growth**

- C14 Resilient Pasco Project - Resilience and Sustainability Action Plan - No
Funding Required
File Number PDE25-0110
Comm. Dist. All
Recommendation Approve
- C15 Second Amendment to Economic Incentive Agreement – H. Lee Moffitt
Cancer Center and Research Institute, Inc. – Modification of Scope of
Work – No Funding Required
File Number PDE25-0186
Comm. Dist. 4
Recommendation Approve

- C16 First Amendment to Reimbursement Agreement for State of Florida Infrastructure Funding - H. Lee Moffitt Cancer Center and Research Institute, Inc. - Modification of Scope of Work – No Funding Required
File Number PDE25-0187
Comm. Dist. 4
Recommendation Approve
- C17 First Amendment to State Financial Assistance Agreement – State of Florida, Department of Transportation – Modification of Scope of Work and Infrastructure Funding - No Funding Required
File Number PDE25-0188
Comm. Dist. 4
Recommendation Approve

Internal Services - Facilities Management

- C18 Accept Deed and Adopt Resolution Cancelling Taxes – Amskills, Inc. – Darlington Road Right-of-Way – No Funding Required
File Number FAC25-0049
Comm. Dist. 3
Recommendation Approve
- C19 Agreement for Sale and Purchase of Property – Seven Hills, Inc. – Fire Station No. 7 – Pasco County Fire Rescue – \$400,300.00
File Number FAC25-0063
Comm. Dist. 1
Recommendation Approve
- C20 Accept Deed and Adopt Resolution Cancelling Taxes – Warren J. Weathers, Maureen A. Weathers, and Mary W. Switzer – Moon Lake Road Right-of-Way – No Funding Required
File Number FAC25-0097
Comm. Dist. 4
Recommendation Approve
- C21 Agreement for Sale and Purchase of Surplus Real Property – Brenda J. Barker – Cummer Road, Dade City – Revenue – \$4,000.00
File Number FAC25-0104
Comm. Dist. 1
Recommendation Approve

Approved Staff's recommendation.

C22 First Amendment to Lease – Wireless EDGE Towers III, LLC – Tower Site Lease - No Funding Required
File Number FAC25-0131
Comm. Dist. 3
Recommendation Approve

C23 Accept Drainage Easement – Ridge SS Associates, LLC – Port Richey Self Storage – No Funding Required
File Number FAC25-0133
Comm. Dist. 5
Recommendation Approve

Internal Services - Fleet Management

C24 Classification and Disposal of Surplus Property – Auction Services – No Funding Required
File Number FM25-0017
Comm. Dist. All
Recommendation Approve

Internal Services - Office of Management and Budget

C25 Service Funding Agreement Between Pasco County and WestCare Gulfcoast-Florida, Inc. - Adult Drug Court Program – Award No. 15PBJA-24-GG-03888-DGCT– ALN #16.585 – No Funding Required
File Number OMB25-0034
Comm. Dist. All
Recommendation Approve

Internal Services – Purchasing

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

Public Infrastructure - Public Works

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

Public Infrastructure - Transportation Engineering

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

Public Safety - Fire Rescue

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

Public Services - Community Development

- C32 Exempt Purchase – Benevate, LLC – Automated Housing Loan Enrollment, Qualifications, Administration and Reporting Software – \$201,600.00
File Number CD25-0101
Comm. Dist. All
Recommendation Approve
- C33 Multifamily Mortgage Revenue Bonds – Ekos at Bayonet Point III, Hudson – 126 Affordable Housing Units for Families – No Funding Required
File Number CD25-0108
Comm. Dist. 5
Recommendation Approve

Public Services - Public Transportation

C34 Award of Bid No. IFB-KF-24-135 – Black Jack Media Group, Inc. – Public Transit Advertising – (Revenue to the County) - No Funding Required
File Number PT25-0008
Comm. Dist. All
Recommendation Approve

Regular

Constitutional Officers - Clerk and Comptroller

R35 (11:00 A.M. Time Certain) Semi-Annual Investment Portfolio Presentation
File Number CO25-0121
Comm. Dist. All
Recommendation Presentation Only

The item was for information only.

Internal Services - Purchasing

R36 (11:30 A.M. Time Certain) Bid Protest Denial Decision by County Administrator – Smart Communications - Award to Inmate Calling Solutions, LLC, of RFP-LK-25-026 for Inmate Tablet Program and Offsite Mail System - No Funding Required
File Number PU25-0018
Comm. Dist. 2
Recommendation Other

Approved to confirm the Purchasing Director's decision and reject the Bid Protest.

Public Services - Destination Management Organization

R37 Economic Impact and Visitor Tracking Report – Destination Management Organization – To Provide Economic Impact of Tourism and Visitors Profile Information for Findings of the Study Conducted in Fiscal Year 2024 – No Funding Required
File Number DMO25-0050
Comm. Dist. All
Recommendation Presentation Only

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 displayed pictures and spoke regarding the Drone as First Responder Demo.
- He displayed pictures and spoke regarding speaking at the Zephyrhills Rotary.
- He displayed pictures and spoke regarding speaking at Cypress Creek Middle School to the 7th grade Civics students.

Miscellaneous Business - District Two - Commissioner Weightman

- Commissioner Weightman spoke regarding the recent National Day of Prayer and his appreciation to Staff for their efforts.
- He displayed a picture and spoke regarding Mr. Chuck Norris as a suggestion for the speaker for next year.

Discussion was held regarding whether they could afford him and whether he was still doing speaking engagements.

- He spoke regarding the AdventHealth Hospital ER opening at Meadow Pointe and his congratulations.

Miscellaneous Business - District Three - Chairman Starkey

- Chairman Starkey displayed pictures and spoke regarding the Tunnel to Towers Home Dedication her Staff attended.
- She spoke regarding participating in the Mitchell High School Capstone presentation.
- She displayed pictures and spoke regarding the Pasco Corrections Quarterly Recognition Ceremony at Starkey Library.
- She displayed pictures and spoke regarding her tour of Hope Services.

- She displayed pictures and spoke regarding the Third Annual Women Uplifting Women event, the speaker, Ms. Effie Santos, from Madi's Movement, and that Ms. Alvarez-Sowles did a great job.
- She displayed pictures and spoke regarding an early insight night she hosted for Johns Hopkins All Children's Hospital.
- She displayed pictures and spoke regarding the Rangeland Boulevard Extension workshop, the Suncoast Trail, that the road had been contemplated since the 70's, traffic circles, and being mindful of the communities.
- She displayed pictures and spoke regarding the Tri-County Workshop.
- She displayed pictures and spoke regarding the County Administrators from all three counties going on an AmSkills Tour.
- She displayed pictures and spoke regarding the annual Community Clean-up in Beacon Square.
- She spoke regarding a tour of MAPS (Museum of Archaeology, Paleontology, and Science) at Wendell Krinn.
- She spoke regarding the upcoming second Grand Boulevard Stakeholder Engagement to be held the following evening.

Miscellaneous Business - District Four - Commissioner Yeager

- Commissioner Yeager displayed pictures and spoke regarding the Tunnel to Towers home dedication for Sergeant Matthew Hannon and Let Us Do Good Village.
- She displayed pictures and spoke regarding the National Day of Prayer at the New Port Richey Government Center.
- She displayed pictures and spoke regarding a ribbon cutting for Grace's Food Pantry in a senior living home, the rents going up, and that Staff would be looking into helping fill the gap.

Miscellaneous Business - District Five - Commissioner Mariano

- Commissioner Mariano displayed pictures and spoke regarding the Tunnel to Towers home dedication.
- He displayed a picture and spoke regarding the recent Tri-County Workshop that was held.

Discussion was held regarding how often the County Commissions met up; the conversations they had; getting broader perspectives; appreciation to all the County Administrators for making it happen; that it helped the region; the sound system; and items that were distributed.

- He displayed pictures and spoke regarding Steps to Recovery groundbreaking, going to D.C. to get them an extension, adjacent land, and future work.
- He spoke regarding Epperson and Elam Road, administrative decisions, Crela Drive, an issue in Beacon Woods East, and repercussions.

Mr. David Allen, Assistant County Administrator for Development Services, spoke during the discussion.

Discussion was held regarding roads being used for the dump trucks; trucks going into neighborhoods; whether construction roads needed to be identified; Conditions that had been put in when it was originally approved; changes that had been made administratively; public hearings; Beacon Woods East; Beacon Park; site access; construction traffic; reaching out to the developer; and the challenges.

- He spoke regarding an email he had received about a Code sweep in Gulf Side Estates, wanting to know about them ahead of time, US 19, panhandlers, the Right-of-Way Safety Ordinance, working on specific areas, and the blight.

Mr. David Allen, Assistant County Administrator for Development Services, spoke during the discussion.

Discussion was held regarding speaking with the Code Department head; advanced notice; focusing on what they wanted in their Districts; homelessness; panhandling; the Right-of-Way Safety Ordinance; an Ordinance being challenged in St. John's; being exposed to litigation; common County issues; allocating resources; US 19; the Tree Mitigation Ordinance; redevelopment; a ride-a-long; how the neighborhood was selected; that the sweeps went in with warnings and not citations; listening to their constituents; helping people; and great ideas.

Miscellaneous Business - County Administrator

- Mr. Carballa spoke regarding whether the Board wanted an update.

Mr. Ralph Lair, Intergovernmental Affairs Officer, spoke regarding the recent Legislative Session, extensions, and the discussions that were held regarding appropriations, legislative asks, and the different Bills.

Discussion was held regarding conversations with their Lobbyists; Live Local; connector roadway by Moffitt; and an email that had gone out about County impacts.

Miscellaneous Business - County Attorney

- Mr. Steinsnyder spoke regarding being concerned with CDDs, issues with roads, the State Charter, and potentially beefing up the Land Development Code to deal with issues.

Discussion was held regarding whether they could put conditions on CDDs; the Legislature; the State Charter; interlocal agreements; and when the developer is no longer in charge of the CDDs.

Miscellaneous Business - Clerk and Comptroller

- Ms. Alvarez-Sowles spoke regarding the presentation that was given about Senate Bill 730 from her office at the recent Budget Workshop and that the Senate had withdrawn it from consideration.
- She spoke regarding the recent Operation Stand Down event, that 61 cases were processed, that \$16,300.00 were waived, that 42 drivers licenses were cleared, and the process of the event.

Discussion was held regarding their drivers licenses.

Miscellaneous Business – Sheriff

- Absent.

THE BOARD RECESSED AT 12:29 P.M. AND RECONVENED AT 1:37 P.M.

Public Hearings

- P38 Proposed Ordinances at 1:30 p.m. (the format looks weird??)
An Ordinance By The Board Of County Commissioners Of Pasco County,
Florida, Dissolving The Fox Ridge Municipal Service Benefit Unit As Of
December 31, 2025, And Providing Applicability And An Effective Date.
File Number PIFBA25-0253
Comm. Dist. 2
Recommendation Approve

Approved to continue to the August 5, 2025 Board of County Commissioners meeting at 1:30 p.m. in Dade City.

- P39 An Ordinance Amending The Pasco County Comprehensive Plan;
Providing For A Small-Scale Comprehensive Plan Amendment To The
Future Land Use Map (Map 2-15 And Sheet 14) From RES-3 (Residential-
3 Du/Ga) To RES-6 (Residential-6 Du/Ga) On Approximately 18.36 Acres
Of Real Property Located At The Northeast Corner Of Old Pasco Road
And Hadlock Drive; And Providing For Additional Text Amendments As
Necessary For Internal Consistency; Providing For A Repealer,
Severability, And An Effective Date.
File Number PDE25-0174
Comm. Dist. 1
Recommendation Approve

Approved to adopt.

- P40 An Ordinance Amending The Parks, Recreation, And Natural Resources
Municipal Service Taxing Unit; Providing For Boundaries; Providing For
Levy Of An Ad-Valorem Tax; Providing For The Amended Municipal
Services To Be Funded; Providing For Severability; Providing For
Inclusion In The County Code Of Ordinances; Providing For Limitations
On Actions; And Providing An Effective Date.
File Number PRN25-0074
Comm. Dist. All
Recommendation Approve

Approved to adopt.

Public Hearings at 1:30 p.m.

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

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

P41 Development Agreement (Continuance) – Riverstone (Renner) MPUD – KB Homes Tampa LLC – Modification to the Development Agreement (DA) to Allow the Developer to Receive Certificates of Occupancy for 98 Homes Prior to Completion of Road Improvements for the Renner MPUD and to Clarify Terms and Conditions Therein and Rename the DA Agreement from Renner to Riverstone
File Number PDE25-0144
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.

P42 Zoning Amendment (Continuance) – Tall Timbers MPUD – Xtreme Team 41, LLC – Rezoning Request from an A-C Agricultural District to a CC-MPUD Connected City Master Planned Unit Development District to Allow for the Development of 380 Multi-Family Dwelling Units and 180,000 Square Feet of Non-Residential Uses and Associated Infrastructure on Approximately 38 Acres, Located in Connected City within the Community Hub Special Planning Area
File Number PDE25-7651
Comm. Dist. 1
Recommendation Continuance Requested

Approved to continue to a date uncertain.

P43 Zoning Amendment (Continuance) – Evans County Line 80 MPUD Master Planned Unit Development – Evans Properties, Inc. – A Rezoning Petition from A-C Agricultural District to an MPUD Master Planned Unit Development to Allow 300 Multi-Family Units, and 1,500,000 Square Feet of Light Industrial Uses on Approximately 80 Acres, Located South of County Line Road North and East of Lake Iola Road
File Number PDE25-7738
Comm. Dist. 1
Recommendation Continuance Requested

Approved to continue to a date uncertain.

P44 Substantial Modification (Continuance) – Riverstone (Renner) MPUD – KB Homes Tampa LLC – Substantial Modification to Allow the Developer to Receive Certificates of Occupancy for 98 Homes Prior to Completion of Road Improvements Through Modification of a Previously Approved Condition to Rename the Renner MPUD to Riverstone MPUD
File Number PDE25-7838
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.

P45 Development of Regional Impact (DRI) Amendment (Consent) – Beacon Woods East DRI/MPUD Development of Regional Impact/Master Planned Unit Development – HCA Health Services of Florida, Inc. – A Modification to the DRI Development Order (DO) and Map H (Master Plan) to Remove Some Western Parcels from this DRI/MPUD and Include Them in the New HCA Bayonet Point MPUD to be Used for Hospital/Medical Office Uses, and to Update the DRI Expiration Date Per a Previous Request
File Number PDE25-0183
Comm. Dist. 1
Recommendation Approve

Approved Staff's recommendation.

P46 Zoning Amendment (Consent) - Old Pasco Road MPUD – SAV PROPERTY HOLDINGS LLC – Rezoning Request from A-R Agricultural Residential and A-C Agricultural to MPUD Master Planned Unit Development District to Allow for the Development of 106 Townhomes and Associated Infrastructure on Approximately 18.36 Acres Located in Central Pasco County
File Number PDE25-7776
Comm. Dist. 1
Recommendation Approval with Conditions

Approved Staff's recommendation including the Access Condition as stated by the County Attorney.

Noted Items

Agenda Items N47 through N58 were noted.

Agendas and Minutes

- N47 Meeting Minutes - Library Advisory Board/Library Cooperative Board - March 2025
File Number NI25-0666
Comm. Dist. All
Recommendation Receive and File
- N48 Meeting Minutes - Housing Finance Authority (HFA) – June 6, 2024
File Number NI25-0674
Comm. Dist. All
Recommendation Receive and File

Miscellaneous

- N49 Pasco Sheriff's Office Letter Dated 3-18-25 - Deposit of Forfeited Funds 9-1-24 through 2-28-25 - Law Enforcement Trust Fund - \$32,216.00
File Number NI25-0112
Comm. Dist. All
Recommendation Receive and File
- N50 Task Order No. 18 – Stantec Consulting Services, Inc. – Fiscal and Business Administration Support Services (PIFBA25-0268)
File Number NI25-0626
Comm. Dist. All
Recommendation Receive and File
- N51 Task Order No. 19 – Stantec Consulting Services, Inc. – Water, Wastewater, and Reclaimed Water Rate Study (PIFBA25-0255)
File Number NI25-0627
Comm. Dist. All
Recommendation Receive and File
- N52 Additional Purchasing Authority – Paff Services, LLC; Pete and Ron's Tree Service, Inc.; Merion Landscape Services, LLC; and Tip Top Tree Experts, LLC – As Needed Tree Trimming, Tree Removal, and Stump Grinding Services (PWM25-0049)
File Number NI25-0665
Comm. Dist. All
Recommendation Receive and File

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

Addendum

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

The meeting adjourned at 4:35 p.m.

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