

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

ANNOTATED AGENDA

MAY 20, 2025

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

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

10:00 A.M.

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

County Commissioners	Honorable Kathryn Starkey, Chairman, District 3 Honorable Jack Mariano, Vice Chairman, District 5 Honorable Seth Weightman, Second Vice-Chairman, District 2 Honorable Ronald E. Oakley, District 1 Honorable Lisa Yeager, District 4
Clerk & Comptroller	Honorable Nikki Alvarez-Sowles, Esq.
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**

The 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. Wanda Chasnoff, Ms. Rachel Hobbs, and Ms. Julie Magill spoke regarding previous comments on those who were homeless living in Green Key; that they didn't feel like they were getting anywhere; fires that were going and calls to the Fire Department; that people were trying to fix their houses; people living in the Motel 6; flooding; Pleasantville Mobile Home Park; drainage issues; hurricane season; conversations with Staff; the Florida PACE Funding Agency; submitted documents; Bailey's Bluff; aging septic systems; Sand Bay; issues caused by septic overflow; dredging; federally protected manatees; an incident in Indian River where manatees died; and oyster beds that were dying.

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

Discussion was held regarding the public comment procedures; drainage; a property that was being looked at to be purchased; those who were homeless; and adding to the CDBG-DR (Community Development Block Grant Disaster Recovery) list.

Approved to receive and file documents submitted by Ms. Rachel Hobbs.

Resolutions

Commissioners Items - Commissioner Oakley

- RS1 A Resolution By The Board Of County Commissioners Of Pasco County, Florida, Declaring The Week Of May 18-24, 2025, As National Public Works Week In Pasco County
File Number CAO25-5135
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 12-16, 2025, As Economic Development Week In Pasco County
File Number CAO25-5144
Comm. Dist. All
Recommendation Approve

Approved to adopt.

Commissioners Items - Chairman Starkey

- RS3 (11:15 A.M. Time Certain) A Resolution By The Board Of County Commissioners Of Pasco County, Florida, Honoring Gloria June Vivo For Her 103rd Birthday
File Number CAO25-5141
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 May 25, 2025, As Family Abduction Awareness Day In Pasco County
File Number CAO25-5125
Comm. Dist. All
Recommendation Approve

Approved to adopt.

Commissioners Items - Commissioner Mariano

- RS5 A Resolution By The Board Of County Commissioners Of Pasco County, Florida, Declaring The Week Of May 18-24, 2025, As National Emergency Medical Services Week In Pasco County
File Number CAO25-5139
Comm. Dist. All
Recommendation Approve

Approved to adopt.

- RS6 A Resolution By The Board Of County Commissioners Of Pasco County, Florida, Declaring The Week Of May 17-23, 2025, As National Safe Boating Week In Pasco County
File Number CAO25-5146
Comm. Dist. All
Recommendation Approve

Approved to adopt.

Consent

Approved the Consent Agenda with the exception of Agenda Item C29 which had been pulled for discussion or revision and Agenda Item C26 which had been withdrawn.

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 CO25-0119
Comm. Dist. All
Recommendation Approve

Constitutional Officers - Supervisor of Elections

- C8 Removal of Property from the Property Records Inventory – No Funding Required
File Number CO25-0137
Comm. Dist. All
Recommendation Approve

Legislative/Administrative - County Attorney

- C9 Rejection Of Proposal For Settlement From The Plaintiff To Pasco County In The Amount Of \$100,000 And A Proposed Offer To The Plaintiff In The Amount Of \$10,000 In The Case Of Coastline Boatlift Covers Nature Coast, LLC; Jeromy Gamble, Individually; And Rebecca Gamble, Individually v. Pasco County, Florida – 2021-CA-002892
File Number CAO25-5502
Comm. Dist. All
Recommendation Approve

Legislative/Administrative - Organizational Performance Management

- C10 Grant Subrecipient Agreement – Resources and Ecosystems Sustainability, Tourist Opportunities, and Revived Economies (RESTORE) Spill Impact Funding (Pot 3) – 15-9 Channel Restoration and Water Quality – \$12,519,988.00
File Number OPM25-1004
Comm. Dist. 4, 5
Recommendation Approve

Development Services - Planning, Development, and Economic Growth

- C11 Recording of Plat with a Cash Bond Guarantee – JPG New Port, LLC and Conover Town Center LLLP – Little Road Landings (9 Commercial Lots on 13.090 Acres at the Northeast Corner of Little Road and Ross Lane Intersection) – No Funding Required
File Number TED25-0247
Comm. Dist. 4
Recommendation Approve
- C12 Recording of Plat with Performance Guarantees – DRP Multistate 1, LLC – Two Rivers Parcel C1B (81 Single Family Detached Lots on 71.064 Acres Located in Southeast Pasco County, Approximately 354 Feet South of State Road 56; Approximately 1/2 Mile East of Two Rivers Boulevard and Approximately 850 Feet North of Colston Avenue) – No Funding Required
File Number TED25-0256
Comm. Dist. 1
Recommendation Approve
- C13 Recording of Plat with Performance Guarantees – Cal-Hearthstone Lot Option Pool 03, L.P. – New Port Corners Phase 1B-6 (Portion of Right of Way, Future Porch Light Drive, Located West of Little Road, Approximately 0.69 Miles South of Ridge Road) – No Funding Required
File Number TED25-0258
Comm. Dist. 4
Recommendation Approve
- C14 Recording of Plat with Performance Guarantees – LNR3 AIV, LLC – Connerton Village 4 Phase 6 (14 Single Family Lots and 120 Villas on 46.130 Acres Located North of Connerton Boulevard, Approximately 0.10 Miles West of Ehren Cutoff) – No Funding Required
File Number TED25-0260
Comm. Dist. 2
Recommendation Approve
- C15 Recording of Plat with Performance Guarantees – Pulte Home Company, LLC – Two Rivers Parcel D6 (75 Single Family Homes on 49.729 Acres, Approximately 0.5 Miles East of Future Two Rivers Boulevard, Approximately 0.25 Miles South of Future Colston Avenue) – No Funding Required
File Number TED25-0275
Comm. Dist. 1
Recommendation Approve

Internal Services - Facilities Management

- C16 Accept Drainage Easement and Consent and Joinder – William F. Raymond and Pamela J. Raymond – Darlington Drive Drainage Project – No Funding Required
File Number FAC25-0041
Comm. Dist. 3
Recommendation Approve
- C17 Accept Deed and Adopt Resolution Cancelling Taxes – Neptune Station, LLC – Neptune Station (Dunkin Donuts/Retail) – No Funding Required
File Number FAC25-0132
Comm. Dist. 5
Recommendation Approve
- C18 Grant Easement to Withlacoochee River Electric Cooperative, Inc., Fire Rescue Station No. 18 – No Funding Required
File Number FAC25-0136
Comm. Dist. 1
Recommendation Approve
- C19 Temporary Construction Easement Agreement – William Likas – Darlington Road Sidewalk – No Funding Required
File Number FAC25-0137
Comm. Dist. 3
Recommendation Approve
- C20 Accept Deed and Adopt Resolution Cancelling Taxes – KL LB Buy 4, LLC – Stonehill/Tyndall Road – No Funding Required
File Number FAC25-0138
Comm. Dist. 1
Recommendation Approve
- C21 Accept Deed and Adopt Resolution Cancelling Taxes – Epperson North, LLC – Kenton Road – No Funding Required
File Number FAC25-0143
Comm. Dist. 1
Recommendation Approve
- C22 Surplus Donation – Shady Hills Mission Chapel, a Florida Not-For-Profit Corporation – Two, 2023, 28.8' Forest River Travel Trailers – No Funding Required
File Number FAC25-0146
Comm. Dist. All
Recommendation Approve

Internal Services - Information Technology

- C23 Additional Purchase Authority and Approval of Delegation of Authority – Ongoing and As-Needed Maintenance – \$800,000.00
File Number IT25-0024
Comm. Dist. All
Recommendation Approve

Public Infrastructure - Public Works

- C24 Additional Purchasing Authority for Agreement No. IFB-RH-23-022 – Paw Materials, Inc. – As-Needed Crushed Asphalt Millings – \$160,000.00
File Number PW25-0048
Comm. Dist. All
Recommendation Approve

Public Infrastructure - Transportation Engineering

- C25 Task Order No. TED25-0198 – Coastal Design Consultants, Inc. – Design and Post Design Services for Eiland Boulevard and Silverado Ranch Boulevard/Ryals Road Intersection Signalization – \$137,600.00
File Number TED25-0198
Comm. Dist. 1
Recommendation Approve
- C26 Task Order No. TED25-0203 – Ayres Associates Inc. – Design and Post Design Services for Jasmine Boulevard from US Highway 19 to and Including the Traffic Circle East of Azalea Drive – \$184,237.01
File Number TED25-0203
Comm. Dist. 5
Recommendation Approve

The item was withdrawn.

- C27 Task Order No. TED25-0242 – Cumbey and Fair, Inc. – Design and Post Design Services for Leonard Road Sidewalk (Henley Road to U.S. Highway 41/State Road 45/Land O' Lakes Boulevard) – \$279,760.84
File Number TED25-0242
Comm. Dist. 4
Recommendation Approve

- C28 Award of Bid No. IFB-KM-25-023 – KM2H, LLC – Boyette Road Multi-Use Path (Merilee Place to the Most Southern Entrance into the Wesley Chapel District Park) – \$625,943.12
File Number TED25-0249
Comm. Dist. 1, 2
Recommendation Approve
- C29 Reimbursement Agreement – Pasco County and Ripa & Associates, LLC – Design, Permitting and Construction of an Approximate 900-Linear-Foot Right-Turn Lane on Shady Hills Road at the Entrance to Shady Hills Elementary School – \$825,000.00
File Number TED25-0272
Comm. Dist. 5
Recommendation Approve

Approved Staff's recommendation.

Public Infrastructure - Utilities

- C30 Award of Bid No. IFB-BW-25-041 – U.S Water Services Corporation – As Needed Treatment Plant Specialized Maintenance Services – Multi-Year Award - \$2,111,655.00
File Number UTOM25-0383
Comm. Dist. All
Recommendation Approve
- C31 Exempt Purchase – Hach Company – Hach Service Renewal – \$185,210.74
File Number UTOM25-0386
Comm. Dist. All
Recommendation Approve

Public Safety - Fire Rescue

- C32 Approve Donation Agreement and Community Paramedic Agreement – Adventist Health System and Pasco County – Partnership to Serve the Community – No Funding Required
File Number FR25-1594
Comm. Dist. All
Recommendation Approve

Public Services

- C33 Amendment to the Lease and Housing Services Agreement Pasco Hope – Catholic Charities, Diocese of St. Petersburg, Inc. – Remove Emergency Shelter for Hurricane Language – No Funding Required
File Number PS25-0004
Comm. Dist. All
Recommendation Approve
- C34 Amendment to the Lease and Housing Services Agreement Pasco Family Shelter II – Catholic Charities, Diocese of St. Petersburg, Inc. – Remove Emergency Shelter for Hurricane Language – No Funding Required
File Number PS25-0005
Comm. Dist. All
Recommendation Approve

Public Services - Community Development

- C35 Multifamily Mortgage Revenue Bonds – Pasco County Housing Finance Authority – 216 Affordable Housing Units for Families (Moon Lake Road) – No Funding Required
File Number CD25-0113
Comm. Dist. 4
Recommendation Approve
- C36 Multifamily Mortgage Revenue Bonds – Pasco County Housing Finance Authority – 250 Affordable Housing Units for Families (Congress Street Workforce New Construction) – No Funding Required
File Number CD25-0114
Comm. Dist. 4
Recommendation Approve

Public Services - Parks, Recreation and Natural Resources

- C37 Perpetual Deed of Conservation Easement – EPG Two Rivers Holdings IX, LLC – Two Rivers MPUD – No Funding Required
File Number PRN25-0071
Comm. Dist. 1
Recommendation Approve
- C38 Perpetual Deed of Conservation Easement – EPG Two Rivers Holdings X, LLC – Two Rivers MPUD – No Funding Required
File Number PRN25-0072
Comm. Dist. 1
Recommendation Approve

C39 License Agreement – Florida Atlantic University Board of Trustees –
Water Sensors at Eagle Point Park – No Funding Required
File Number PRN25-0075
Comm. Dist. 3
Recommendation Approve

Public Services - Public Transportation

C40 Public Transportation Ten-Year Transit Development Plan – Alfred
Benesch & Company – Required Update to Ten-Year Plan – No Funding
Required
File Number PT25-0015
Comm. Dist. All
Recommendation Approve

Regular

Legislative/Administrative - County Administrator

R41 (11:45 A.M. Time Certain) Pasco EDC Quarterly Presentation
File Number CA25-5027
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 Senator Wilton Simpson and himself attending the Topping Off Ceremony at PHSC (Pasco-Hernando State College).
- He displayed pictures and spoke regarding the opening of Pasco County Fire Rescue Station 18, recent stations that had been opened, and it being moved closer to Zephyrhills due to the number of calls.
- He displayed pictures and spoke regarding Leadership Pasco's Government Day.

- He displayed pictures and spoke regarding the 2025 Executive Board Committee Installation Ceremony of Dr. Brian Butler of St. John Missionary Baptist Church in Dade City.
- He spoke regarding his trip to the west side, being stopped on State Road 52 a mile from Bellamy Brothers Boulevard waiting on the light to change, that traffic coming to the east side was backed up past Ehren Cutoff, developments coming to the area, traffic issues, and the need to do a better job of setting the processes of development.

Discussion was held regarding discussions with traffic experts and Staff; a suggestion to direct Staff to embark on a traffic study for the County; a recent report at the MPO (Metropolitan Planning Organization); the need for a workshop; needing to do a better job of planning it out; mobility fees; State plans for the road; the traffic was being put onto the one road; whether there was a road parallel of State Road 52; the Collier Parkway Extension; Ehren Cutoff; Shady Hills; the zoning level; specific projects and missed opportunities; the land use level; development in Hudson; important intersections; overpasses; safety changes; citizen concerns; that the Vision Road Network needed to be looked at; and that more people were using the multi-use paths to get around.

Miscellaneous Business - District Two - Commissioner Weightman

- Commissioner Weightman displayed pictures and spoke regarding the Groundbreaking of Station 2 that Commissioner Mariano and he attended, his congratulations to the Chief and the team, and that it was one of the last projects remaining from the GO Bond from 2019.

Discussion was held regarding the opening date of the station.

- He displayed pictures and spoke regarding the Tibbetts that was moving to the Zephyrhills area and the intersection.

Discussion was held regarding the location and the traffic.

- He displayed pictures and spoke regarding the opening of Sprouts in the old gym at Collier Parkway and State Road 54 and revitalization of the complex.
- He displayed pictures and spoke regarding a shoutout to Captain David Garofalo, Fire Rescue, and his team for their Fight for Air Climb that they compete in each year for the American Lung Association, awards they won, that they were the highest fundraising team, and their Cadet Dress Competition.

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

Discussion was held regarding that it was a great cause; being with the Cadets; motivation incentives; the awards; and a nomination for someone in Administration to do the stair climb next year.

- He spoke regarding the CDBG (Community Development Block Grant) Townhall that was held at the Wiregrass Ranch Sports Campus the previous evening and his appreciation to Staff for their efforts.

Later in the meeting, the Board returned to the item.

Commissioner Weightman spoke regarding a shout out to Ms. Ranelle Shirley from Be A Light Mission Service Center whom he met at the event at the sports campus for attending the meeting.

Discussion was held regarding transitioning Pasco HOPE from storm shelter folks to the unsheltered folks.

Miscellaneous Business - District Three - Chairman Starkey

- Chairman Starkey spoke regarding a recent community clean-up.
- She displayed pictures and spoke regarding attending the PACE Breakfast Event, the first PACE Center, and the number of girls served annually.
- She displayed pictures and spoke regarding being a judge in the Sixteenth Annual Water Awareness Poster Contest with the FGUA (Florida Governmental Utility Authority) and Pasco County Utilities and the location.
- She displayed pictures and spoke regarding third Trinity Odessa Leadership Council meeting, those who were present, and lengthy discussions.
- She displayed pictures and spoke regarding her VIP Tour of the Metropolitan Ministries Miracle Place Daycare and the Derek J. Mitchell Welcome Center.
- She displayed pictures and spoke regarding her Staff's idea to have murals on Utility Properties.
- She displayed pictures and spoke regarding spike strips, Amazon Drive and Anaconda Drive, the property owner, adding connectivity, Gulf Trace Boulevard, connectivity issues, Osteen Road, and school complexes.

Discussion was held regarding when it was designed; connectivity issues; and suggested connections.

Approved to look to do all the connections and bring an Agenda Item back to the Board.

- She spoke regarding a flyer she distributed from Orange County, tiny motorcycles on the trail on Starkey Boulevard, that there were no Ordinances controlling how the multi-use paths should be regulated, and proposed that they work with the Sheriff's Office to create an Ordinance regarding mopeds, go-peds, pocket bikes, and motorized scooters and bring it back for discussion.
- She displayed pictures and spoke regarding a road in Starkey Ranch that had been conveyed to the County where businesses were using it as a place to park their business equipment.
- She spoke regarding the second Grand Boulevard Workshop she attended and her appreciation to Staff for their efforts.
- Later in the meeting, the Board returned to the item.

Chairman Starkey spoke regarding something she had sent about the NACo (National Association of Counties) concerns pertaining to a proposal in Washington to do away with CDBG (Community Development Block Grant), EDA (Economic Development Administration), SHIP (State Housing Initiatives Partnership), and other fundings that were relied on.

Discussion was held regarding CDBG Funding and uses; wanting to discuss it; potentially drafting a letter of support; and vetting.

Approved to draft a letter to show support for CDBG, EDA, and SHIP funds and success stories as well to NACo with Commissioner Oakley absent from the vote.

Miscellaneous Business - District Four - Commissioner Yeager

- Commissioner Yeager displayed pictures and spoke regarding their Community Farm Share at Moon Lake Park, the number of families served, and her appreciation to Staff for their efforts.
- She displayed pictures and spoke regarding a tour of the Hudson Community Health and Resource Center, their partnerships, and the services and resources available.

Miscellaneous Business - District Five - Commissioner Mariano

- Commissioner Mariano spoke regarding the subject of Green Key that had been discussed earlier in the morning, that they were working on it, and the flooding.
- He displayed pictures and spoke regarding the Withlacoochee River Electric annual meeting.
- He displayed pictures and spoke regarding a Housing Summit hosted by Senator Jeff Brandes.

Discussion was held regarding a speaker who had comments about Pasco County and Live Local; impact fees; keeping taxes low; being fast growing; and making sure their position is understood.

- He displayed pictures and spoke regarding a Golf Tournament at Seven Springs, the Cryo-EEZE business, wanting to go look at the facility with the Team, and people who used it.

Discussion was held regarding the location.

- He spoke regarding Public Works being recognized for the great work they did, working with the Team, Hudson Waterworks, mains that had broken, stormwater pipes, and Staff looking into lining the pipes.
- He spoke regarding while driving the other day he came across people at four different intersections with signs, people being approached, taking care of the population who were homeless, and that something needed to be done.

Miscellaneous Business - County Administrator

- Mr. Carballa spoke regarding welcoming back Ms. Gina Jeffers, Agenda Coordinator, from maternity leave and his appreciation to Ms. Stefania Duwe, Executive Assistant, and Mr. Tony Stillo, Program Manager, for their assistance while she was gone.
- Ms. Johanna Cheshire, Chief of Staff, spoke regarding an update on the CDBG-DR (Community Development Block Grant Disaster Recovery) Action Plan, the Office of Disaster Recovery Resources, the Tri-County Workshop, the Community Input Survey, working with their Consultant, their public website, scheduled public hearings, upcoming Agenda Items, and due dates.

Discussion was held regarding upcoming Agenda Items.

Miscellaneous Business - County Attorney

- No items.

Miscellaneous Business - Clerk and Comptroller

- Ms. Alvarez-Sowles spoke regarding co-facilitating Government Day for Leadership Pasco along with Mr. Shawn Foster, Sunrise Consulting Group, and Ms. Kimberly Thompson, Chief Operations Officer for the Clerk's Office, a Board of County Commissioners Panel, and her appreciation for their support and participation.

Discussion was held regarding the great job and seeing people's minds shift in understanding.

Miscellaneous Business - Sheriff

- Absent.

THE BOARD RECESSED AT 12:08 P.M. AND RECONVENED AT 1:32 P.M. COMMISSIONER YEAGER ATTENDED THE AFTERNOON SESSION VIRTUALLY AT 1:37 P.M. CHAIRMAN STARKEY ARRIVED TO THE MEETING AT 1:40 P.M.

Public Hearings

Proposed Ordinances at 1:30 p.m.

- P42 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 a date uncertain with Chairman Starkey and Commissioner Yeager absent from the vote.

P43 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 Approve

Approved to receive and file documents submitted by Mr. Allen Rose with Commissioner Yeager absent from the vote.

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

P44 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 Approve

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

P45 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 Approve

Approved to adopt by a roll call vote.

P46 An Ordinance By The Board Of County Commissioners Of Pasco County, Florida, Dissolving Highlands Municipal Service Benefit Unit, Consisting Of Seven Distinct Units As Of December 31, 2025, And Providing For An Effective Date And Applicability.
File Number PIFBA25-0319
Comm. Dist. 5
Recommendation Approve

Denied to adopt the Ordinance dissolving the Highlands MSBU by a roll call vote.

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.

Approved the Public Hearing Consent Agenda which included Agenda items P50 and P51 with Commissioner Yeager absent from the vote.

P47 Zoning Amendment (Continuance) - River Ridge MPUD - Master Planned Unit Development - River Ridge Homes, Inc. - A Substantial Modification to the River Ridge MPUD Master Planned Unit Development to Allow for C-2 Permitted Uses and Dimensional Standards to Parcel K-3, Increase of Commercial Square Footage to 125,000 within Parcel K-3, Add Four Quadplex Units to Parcels J/L and Decrease Commercial Square Footage from Parcel I2 on Approximately 1,388.2 Acres Located in West Central Pasco County
File Number PDE25-7688
Comm. Dist. 4
Recommendation Continuance Requested

Approved to continue to a date uncertain by a roll call vote with Commissioner Oakley absent from the vote.

P48 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 a date uncertain by a roll call vote.

P49 Zoning Amendment (Continuance) – Enclave at Livingston MPUD – Academy at the Lakes Inc. – 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 August 19, 2025 Board of County Commissioners meeting at 1:30 p.m. in New Port Richey by a roll call vote.

P50 Conditional Use (Consent) – Rubrecht Ronald C & Patsy M Living Trust/Anthemnet/Verizon Wireless – 180-Foot Above-Ground-Level (AGL), Close-Mount Monopole Wireless 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 Approval with Conditions

Approved as part of the Public Hearing Consent Agenda.

P51 Zoning Amendment (Consent) – Meares Four LLC – Change in Zoning from a C-3 Commercial/Light Manufacturing District Specific Use to a C-3 Commercial/Light Manufacturing District – Northwest Pasco County – Southwest Corner of the Intersection of Shady Hills Road and Lenway Road East of the Suncoast Parkway – Containing Approximately 9.10 Acres
File Number PDE25-7769
Comm. Dist. 5
Recommendation Approve

Approved as part of the Public Hearing Consent Agenda.

P52 Petition to Vacate Portion of Platted Right-of-Way (Regular) – BW 54 Cattle Gap, LLC – Pine Street, Tract 13, Lyon Company's Subdivision – No Funding Required
File Number FAC25-0134
Comm. Dist. 3
Recommendation Approve

Approved Staff's recommendation with Commissioner Oakley and Commissioner Yeager absent from the vote.

P53 Conditional Use Request (Regular) – C&M Lowe Limited Partnership and Port Hudson Marina LLC/Old Dixie Highway Marina – Conditional Use for a Commercial Marina in a C-2 General Commercial District – Northwest Pasco County – North and South Side of the Intersection of Harbor Drive and Old Dixie Highway – Containing Approximately 2.68 Acres
File Number PDE25-CU01
Comm. Dist. 5
Recommendation Approval with Conditions

Approved Staff's recommendation including the changes to Condition 7 to Hours of Operation for the boat ramp shall be no earlier than 7:00 a.m. and no later than 7:00 p.m. but no event before or after daylight by a roll call vote with Commissioner Oakley absent from the vote.

P54 Development Agreement (Regular) – Riverstone (Renner) MPUD – KB Homes Tampa LLC – Second Amendment 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 to Clarify Terms and Conditions Therein and Rename the Development Agreement from Renner to Riverstone
File Number PDE25-0144
Comm. Dist. 4
Recommendation Approve

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

P55 Zoning Amendment (Regular) - 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 and Associated Infrastructure 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 Approval with Conditions

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

P56 Zoning Amendment (Regular) - Mitchell SJP MPUD - Master Planned Unit Development - St. John Properties, Inc. - A Rezoning Request from an I-2 General Industrial Park District to MPUD Master Planned Unit Development District to Allow for the Development of 515,000 Square Feet of Business Park and 107,660 Square Feet of Commercial/Retail Uses and Associated Infrastructure on Approximately 92.61 Acres Located in South West Pasco County
File Number PDE25-7825
Comm. Dist. 3
Recommendation Approval with Conditions

Approved to receive and file documents submitted by Mr. William Vermillion by a roll call vote with Commissioner Oakley absent from the vote.

Approved Staff's recommendation by a roll call vote with Commissioner Oakley absent from the vote.

P57 Substantial Modification (Regular) – 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 Approval with Conditions

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

Noted Items

Agenda Items N58 through N83 were noted.

Miscellaneous

N58 Assignment, Assumption, and Consent Agreement – Consor Engineers, LLC – Consor North America, Inc., Assignment of Professional Services Agreement to Consor Engineers, LLC (TED25-0185)
File Number NI25-0137
Comm. Dist. All
Recommendation Receive and File

- N59 Assignment and Assumption of Agreements – Consor North America, Inc. – Consor Engineers, LLC Assignment of Professional Services to Consor North America, Inc.
File Number NI25-0138
Comm. Dist. All
Recommendation Receive and File
- N60 Release of Performance Guarantee Irrevocable Letter of Credit No. 24-00003 – Promenade Retail, LLC (Developer) – Promenade Business Centre North Parcel 1B (TED25-0207)
File Number NI25-0577
Comm. Dist. 1
Recommendation Receive and File
- N61 Release of the Right of Way (ROW) Maintenance Guarantee Surety Bond 6213004803 – Epperson North Community Development District (Developer) – Epperson North Village E, Permit No. 37456 - The project Consists of Constructing the project entrance (Parsons Hill Boulevard) onto Elam Road and Connecting to the Existing Water, Sanitary Sewer, and Reclaimed Water Lines into the County's System (TED25-0140)
File Number NI25-0651
Comm. Dist. 1
Recommendation Receive and File
- N62 Task Order No. 3-25 – Stroud Engineering Consultants, Inc. – Hudson Avenue Gravity Sewer Pipe Replacement, PCU 22-004.00 (UTD25-0233)
File Number NI25-0662
Comm. Dist. 5
Recommendation Receive and File
- N63 Change Order No. 1 – Schaer Development of Central Florida, Inc., and Rowland (DE) LLC – As-Needed Pipeline Repairs, PCU 20-403.00 (UTD25-0239)
File Number NI25-0663
Comm. Dist. All
Recommendation Receive and File
- N64 Task Order No. 6-24 – Kimley Horn & Associates, Inc. – Bulk Water Meter Assessment and Replacements, PCU 18-403.00 (UTD25-0258)
File Number NI25-0664
Comm. Dist. All
Recommendation Receive and File

- N65 Change Order No. 3 for Time Extension Only – Odyssey Manufacturing Company – Boyette Water Treatment Plant Chemical Storage and Feed System Modifications – No Funding Required, PCU 20-007.00 (UTD25-0295)
File Number NI25-0673
Comm. Dist. 1
Recommendation Receive and File
- N66 Task Order No. 1-25 AECOM Technical Services, Inc. (AECOM) – As-Needed Engineering Services for the Solid Waste Resource Recovery Facility (SW25-0212)
File Number NI25-0678
Comm. Dist. 5
Recommendation Receive and File
- N67 Acceptance of 2025-2027 Certificate of Public Convenience and Necessity (COPCN) Renewals – Emergency Medical Services – No Funding Required
File Number NI25-0684
Comm. Dist. All
Recommendation Receive and File
- N68 2024 Hurricane Emergency Purchase Order 25000636-001 – Angelos Aggregate Materials LTD d/b/a Angelos Recycled Materials
File Number NI25-0685
Comm. Dist. All
Recommendation Receive and File
- N69 2024 Hurricane Emergency Purchase Order 25000196-003 – American Mulch & Soil LLC
File Number NI25-0686
Comm. Dist. All
Recommendation Receive and File
- N70 Contractor's Notice to Procure – Fire Rescue Station No. 1 - Task Order No. FM24-030, Contract 6206 – April 7, 2025
File Number NI25-0703
Comm. Dist. All
Recommendation Receive and File
- N71 FAC25-1106 - Pine Hill Park Site Improvements - Task Order FM24-012 CAR No. 3 - Bandes Construction Co. Inc., - \$31,431.49 – 4-02-2025
File Number NI25-0704
Comm. Dist. All
Recommendation Receive and File

- N72 FAC25-1137 - Task Order No. FM25-014 - Williamson Dacar Associates, Inc., d/b/a Williamson Design Associates (WDA) - Citizens Center Renovations - \$33,715.00 – 3-31-2025
File Number NI25-0705
Comm. Dist. All
Recommendation Receive and File
- N73 Notice to Proceed - Anderson Family Park Improvements - Task Order No. FM25-009, Contract 6147A - April 7, 2025
File Number NI25-0706
Comm. Dist. All
Recommendation Receive and File
- N74 PSC - Commission Conference May 6, 2025 Agenda - Issued April 24, 2025
File Number NI25-0707
Comm. Dist. All
Recommendation Receive and File
- N75 PSC-2024-0048-PCO-EI - Docket Nos. 20240026-EI, 20230139-EI, 20230090-EI – TECO - Issued on April 24, 2025
File Number NI25-0708
Comm. Dist. All
Recommendation Receive and File
- N76 PSC-2024-0472-AS-EI - Docket No. 20240173-EI - Duke Energy - Issued on April 24, 2025
File Number NI25-0709
Comm. Dist. All
Recommendation Receive and File
- N77 PWM25-0042 - Second One-Year Renewal of Bid No. IFB-RH-22-057 - Asphalt Paving Systems, Inc. – Roadway Rehabilitation and Repaving – No Funding Required – 3-14-2025
File Number NI25-0710
Comm. Dist. All
Recommendation Receive and File
- N78 SPS25-0010 - Agreement - Premier Community HealthCare Group, Inc. – Opioid Treatment, Prevention and Recovery Funding Program - \$300,000.00 – 03-18-2025
File Number NI25-0711
Comm. Dist. All
Recommendation Receive and File

- N79 SPS25-0024 - Agreement - BayCare Behavioral Health, Inc. - Opioid Treatment, Prevention, and Recovery Funding Program - \$375,000.00 – 04-03-2025
File Number NI25-0712
Comm. Dist. All
Recommendation Receive and File
- N80 New Port Corners Community Development District Final Budget Fiscal Year 2024-2025
File Number NI25-0718
Comm. Dist. All
Recommendation Receive and File
- N81 Chapel Creek Community Development District Proposed Budget Fiscal Year 2026
File Number NI25-0719
Comm. Dist. All
Recommendation Receive and File
- N82 West Hillcrest FY26 Approved Tentative Budget
File Number NI25-0720
Comm. Dist. All
Recommendation Receive and File
- N83 West Hillcrest CDD - FY2026 Approved Budget
File Number NI25-0721
Comm. Dist. All
Recommendation Receive and File

Addendum

There was none.

Walk-Ons

- W1 A Resolution By The Board Of County Commissioners Of Pasco County, Florida, Congratulating Consuelo Sanchez on Her Many Achievements and Contributions to Pasco County

Approved to adopt by a roll call vote with with Commissioner Oakley absent from the vote.

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 3:49 p.m.

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