

PASCO COUNTY, FLORIDA
INTEROFFICE MEMORANDUM

TO: Honorable Chairman and Members of the Board of County Commissioners
Robert D. Sumner
THRU: Robert D. Sumner
County Attorney

DATE: 8/30/2006

FILE: CAO 06-2448

SUBJECT: Ordinance Adopting Remedial Comprehensive Plan Amendments Pursuant to Compliance Agreement with the Florida Department of Community Affairs (FDCA). Final Public hearing (BOCC: 9/11/06; 6:30 p.m.; DC)

FROM: *Barbara L. Wilhite*
Barbara L. Wilhite
Chief Assistant County Attorney

REFERENCES: All Commission Districts

It is recommended that the data herein presented be given formal consideration by the Board of County Commissioners.

DESCRIPTION AND CONDITIONS:

This is a companion item to County Attorney's Office Memorandum No. 06-2447 pertaining to the Compliance Agreement between the County and the Florida Department of Community Affairs (FDCA) to resolve issues pertaining to the FDCA's Notice of Intent to find a portion of the Evaluation and Appraisal Report-based Comprehensive Plan Amendments not in compliance. The County Attorney's Office and the Growth Management Department have negotiated, as part of the Compliance Agreement, Remedial Amendments to be adopted by ordinance. The Remedial Amendments are not substantive, but rather technical amendments to track the applicable legal requirements and to provide guiding policies for the County's concurrency management system that will be adopted by the County on or before December 1, 2006. The Remedial Amendments accomplishes the following:

1. Amends Chapter 1, Administration Element by creating a new Objective 1.1 and a new implementing policy 1.1.1; a new objective 1.2 and new implementing policies 1.2.1, 1.2.2, 1.2.3, 1.2.4, 1.2.5, and 1.2.6, all relating to the Concurrency Management System.
2. Amends Chapter 7, Transportation Element by amending policy 2.4.1.
3. Amends Chapter 11, Capital Improvements Element by amending policy 1.2.2 and Objective 1.6.

ALTERNATIVES AND ANALYSIS:

1. Hold a public hearing, listen to public comment, if any, and adopt the EAR-based Remedial Comprehensive Plan Amendments, adopt the attached ordinance for these remedial amendments, and approve and authorize the Chairman to execute the original ordinance and the transmittal letter to the FDCA.
2. Hold a public hearing, listen to public comment, if any, and adopt modifications to the remedial amendments and/or ordinance and authorize the Chairman to execute all originals, as modified, of the ordinance and the transmittal letter to the FDCA.
3. Direct staff as to another course of action.

RECOMMENDATION AND FUNDING:

The County Attorney's Office staff recommends that the Board of County Commissioners approve Alternative number 1, and direct Secretarial Services to distribute the original Ordinance and transmittal letter as follows: one original to be retained by Secretarial Services and three originals are to be returned to the Growth Management Administrator for forwarding to the FDCA and other State agencies.

Attachments: Remedial Comprehensive Plan Amendments Ordinance (4 originals)
Transmittal Letter to the FDCA (4 originals)

cc: Samuel P. Steffey, II, Growth Management Administrator (GM)
Richard Tonello, Acting Senior Planner
Matthew Armstrong, Planner II
Sharon Peters, Senior Project Clerk

AN ACT TO BE ENTITLED

AN ORDINANCE AMENDING ORDINANCE NO 89-13, ADOPTING THE PASCO COUNTY COMPREHENSIVE PLAN, AS AMENDED; PROVIDING REMEDIAL COMPREHENSIVE PLAN AMENDMENTS TO CHAPTER 1, ADMINISTRATION ELEMENT, CREATING NEW OBJECTIVE 1.1, NEW POLICY 1.1.1, NEW OBJECTIVE 1.2 AND NEW POLICIES 1.2.1, 1.2.2, 1.2.3, 1.2.4, 1.2.5, AND 1.2.6 ALL RELATING TO THE CONCURRENCY MANAGEMENT SYSTEM; TO CHAPTER 7, TRANSPORTATION ELEMENT, AMENDING POLICY 2.4.1; AND CHAPTER 11, CAPITAL IMPROVEMENTS ELEMENT, AMENDING POLICY 1.2.2 AND OBJECTIVE 1.6; PURSUANT TO A COMPLIANCE AGREEMENT BETWEEN PASCO COUNTY AND THE FLORIDA DEPARTMENT OF COMMUNITY AFFAIRS; PROVIDING FOR A REPEALER, SEVERABILITY, AND AN EFFECTIVE DATE.

WHEREAS, the Florida Department of Community Affairs (FDCA) is the State land planning agency and has the authority to administer and enforce the Local Government Comprehensive Planning and Land Development Regulation Act, Chapter 163, Part II, Florida Statutes; and

WHEREAS, Pasco County is a local government with the duty to adopt comprehensive plan amendments that are in compliance with the Local Government Comprehensive Planning and Land Development Regulation Act; and

WHEREAS, Pasco County adopted Evaluation and Appraisal Report (EAR) based Comprehensive Plan Amendments by Ordinance No. 06-18 on June 27, 2006; and

WHEREAS, on August 17, 2006 the FDCA issued its Statement and Notice of Intent regarding the Amendments finding certain portions of the EAR-based Amendments not in compliance and the remainder in compliance with the requisite Florida Statutes; and

WHEREAS, as set forth in the Statement of Intent, the FDCA contended that portions of the EAR-based Amendments were not in compliance because: 1) the EAR-based Amendments at issue fail to adequately implement concurrency, to set forth clear and measurable standards to ensure the availability of public facilities and the adequacy of those facilities and fails to establish adequate objectives, policies, and standards for the establishment of a concurrency management system as required by Sections 163.3177(3)(a)3, Florida Statutes, and Rules 9J-5.0055(1) and (3), Florida Administrative Code; and 2) the EAR-based Amendments at issue are inconsistent with the State Comprehensive Plan goals and policies for water resources, land use, public facilities, and transportation as required by Section 187.201, Florida Statutes; and

WHEREAS, the parties wanted to avoid the expense, delay, and uncertainty of lengthy litigation and to resolve this proceeding and entered into a Compliance Agreement approved by the Pasco Board of County Commissioners on September 11, 2006; and

WHEREAS, pursuant to the Compliance Agreement, Pasco County agreed to adopt Remedial Plan Amendments by ordinance that address the non compliance matters raised by the FDCA; and

WHEREAS, the Pasco Board of County Commissioners, on September 11, 2006 held a duly noticed public hearing on the adoption of the proposed Remedial Plan Amendments and this Ordinance and has considered all comments received during the public hearing and provided for necessary revisions.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY FLORIDA AS FOLLOWS:

SECTION 1. The Administration Element, Chapter 1, is hereby amended as follows.

OBJECTIVE ADM 1.1 ESTABLISH LEVEL OF SERVICE STANDARDS

Pasco County shall continue to enforce standards for levels of service for required public facilities, and shall apply the standards as set forth in the policies below.

Policy ADM 1.1.1 Concurrency Review

The standards for levels of service review of each type of concurrency facility shall be consistent with the following:

- a. Timing of review identified in Policy ADM 1.2.5, Review Standards for Level of Service Compliance;
- b. Capital Improvements Element;
- c. Capital Improvement Program; and
- d. Other elements of this Comprehensive Plan.

Concurrency facilities include arterial and collector transportation facilities, drainage, potable water, water supply, sanitary sewer, solid waste and parks and recreation.

OBJECTIVE ADM 1.2 DETERMINATION OF CAPACITY

Pasco County shall determine whether or not there is sufficient capacity of concurrency facilities to meet the standards for levels of service concurrent with the proposed development.

Policy ADM 1.2.1 Concurrency Requirement

Pasco County shall ensure consistency with the adopted level of service standards and provisions of the Capital Improvements Element and the appropriate facility element as well as all other provisions of this Plan through the issuance of a Certificate of Capacity. The Certificate of Capacity shall be the mechanism to ensure that there is sufficient capacity for a proposed development based upon the capacity determination described and defined in the policies herein. "Certificate of Capacity" as used in this Plan and the Land Development Code shall be a statement of determination that identifies that all concurrency review requirements are satisfied as to said development and that a specified quantity of concurrency public facilities capacity are reserved. The certificate shall be issued by the county, on a form designed by the county's Development Review Director and relating to a specific development project on a specific parcel of real property or part thereof.

Policy ADM 1.2.2 Capacity Determinations

Pasco County shall establish procedures and processes for a determination of capacity and for the reservation of facility capacity in the Land Development Code.

Policy ADM 1.2.3 Time Frame of Capacity Determinations

The following provisions shall apply regarding the time frames for capacity determinations:

- a. The County shall, through its Land Development Code, tie the issuance of the Certificate of Capacity to specific County development orders or permits which are no later in the County's development review process than the applicable development permits set forth in 163.3180, Florida Statutes.
- b. Capacity shall be reserved through the issuance of a Certificate of Capacity which certificate shall be valid for a period specified in the County's land development regulations.
- c. Pasco County may conduct a review of one or more concurrency public facility capacities prior to the issuance of the Certificate of Capacity, and may issue interim or initial Certificates of Capacity. If an initial or interim Certificate of Capacity commits capacity, then said capacity shall be reserved for the duration of the initial or interim Certificate of Capacity.
- d. The Land Development Code shall establish specific procedures for the timeframe and expiration of Certificates of Capacity and standards for the renewal of Certificates, which expire, including provisions that may subject the project to additional review.

Policy ADM 1.2.4 Level of Service Compliance: Level of Service Review Process

Pasco County shall continue to apply the following standards and review processes for the determination of availability of concurrency public facilities:

- a. Issuance of a Certificate of Capacity or interim or initial Certificate of Capacity may be issued with conditions to ensure compliance with level of service standards.
- b. All development proposals except those determined to be exempt consistent with state and federal law shall be subject to level of service review and the requirement for a Certificate of Capacity.

Policy ADM 1.2.5 Review Standards for Level of Service Compliance

Pasco County shall apply the following review standards for the purposes of making a concurrency determination and issuance of a Certificate of Capacity.

- a. For potable water, sewer, solid waste, adequate water supplies and drainage, the necessary facilities and services shall be in place and available to serve new development no later than the issuance of a Certificate of Capacity.
- b. For water supply, Pasco County shall consult with the applicable water supplier prior to the issuance of the Certificate of Capacity to determine whether adequate water supplies to serve the new development will be available no later than the issuance of the Certificate of Capacity.
- c. For parks and recreation, the necessary facilities and services to serve residential developments shall be in place or under actual construction no later than 1 year after the issuance of the Certificate of Capacity. However, the acreage for such facilities shall be dedicated or be acquired by Pasco County prior to issuance of the Certificate of Capacity or funds in the amount of the developer's fair share shall be committed no later than the issuance of the Certificate of Capacity. The following shall represent the minimum standards that shall be met in order to satisfy these concurrency requirements:
 - 1. The necessary facilities and services are in place or under actual construction at the time the Certificate of Capacity is issued; or,
 - 2. No later than the issuance of the Certificate of Capacity, the acreage for the necessary facilities and services to serve the new development is dedicated or acquired by Pasco County or funds in the amount of the developer's fair share are committed; and
 - a. That the necessary facilities and services needed to serve the new development are scheduled to be in place or under actual construction not more than one

year after the issuance of a Certificate of Capacity as provided in the adopted 5-year schedule of capital improvements; or

b. The necessary facilities and services are guaranteed in any enforceable development agreement which requires the commencement of the actual construction of the facilities or the provision of services within one year of the issuance of the Certificate of Capacity. The enforceable development agreement may include, but is not limited to, development agreements pursuant to Section 163.3220, Florida Statutes, or an agreement or development order issued pursuant to Chapter 380, Florida Statutes.

d. For transportation facilities designated in the County's Comprehensive Plan, the following shall represent the minimum standards that shall be met in order to satisfy these concurrency requirements:

1. The facilities and services necessary to maintain the adopted level of service standard are in place or under actual construction at the time the Certificate of Capacity is issued or will be in place or under actual construction up to 3 years from the date of issuance of the Certificate of Capacity if, and then only to the extent, permitted by the County's land development regulations; or,

2. The facilities and services are guaranteed in an enforceable development agreement that includes the provisions of Rule 9J-5.0055(2)(a)1, 7, 8, Florida Administrative Code pursuant to Section 163.3220, Florida Statutes, or an agreement or development order issued pursuant to Chapter 380, Florida Statutes. The agreement must guarantee the necessary facilities and services will be in place at the time of issuance of the Certificate of Capacity; or will be in place or under actual construction up to 3 years from the date of the issuance of the Certificate of Capacity if, and then only to the extent, permitted by the County's land development regulations; or,

3. Pasco County shall include within the Land Development Code the standards and guidelines under which the County shall permit the payment of proportionate-share contributions to mitigate local and regionally significant traffic impacts, consistent with Chapter 163.3180(16), Florida Statutes, and consistent with the Pasco County Land Development Code. Such standards and guidelines shall provide that the County shall not rely on transportation facilities in place or under actual construction more than 3 years after the issuance of the Certificate of Capacity, except as provided in Section 163.3180, Florida Statutes.

e. The review standards in Policy ADM 1.2.5 are the minimum review standards for the County's concurrency management system. To the extent allowed by law, the County may adopt, through its land development regulations, additional review standards or mitigation requirements that are designed to prevent degradation of the levels of service of concurrency public facilities.

Policy ADM 1.2.6 Concurrency Monitoring System

Monitoring and ensuring adherence to the adopted level of service standards, the schedule of capital improvements, and the availability of public facility capacity shall be accomplished through the annual update of the Capital Improvements Element consistent with OBJECTIVE CIE 1.5 Adoption and Update of Capital Improvements Element. The data and analysis submitted in support of the Capital Improvements Element will be sufficient to demonstrate compliance with the concurrency management policies in this Plan.

SECTION 2. The Transportation Element, Chapter 7, is hereby amended as follows.

Policy TRA 2.4.1 Level of Service Standard for Roads
Pasco County hereby establishes level of service (LOS) "D" for the 100th highest hour for all roadways functionally classified as collector or higher as its performance standard, with the following exceptions:

US 19: SR 52 to Hernando County Line: LOS C

For level of service standards relative to SIS interstate facilities, such as the Suncoast Parkway and Interstate 75, the Florida Department of Transportation's interstate level of service standards will be used.

The County will develop guidelines regarding the ~~interpretation of techniques for measuring the level of service standard~~ for various elements of the roadway system (roadway segment, overall intersections, and intersection movements) and procedures by which the LOS level of service will be determined for concurrency purposes (including the review of Developments of Regional Impact).

For the SIS system, Pasco County adopts the level of service standards established by the Florida Department of Transportation's "Florida Highway System Plan Statewide Minimum Acceptable Operating Level of Service Standards" and corresponding, peak-hour, service-volume flow rates as established in the Florida Department of Transportation's *2002 Quality/Level of Service Handbook*, or subsequent rules, including FDOT Rule Chapter 14-94. This rule establishes statewide minimum LOS standards to be used in the planning and operation of SIS and roadway facilities funded with Transportation Regional Incentive Program (TRIP). These level of service standards are incorporated into the above standards, and if the Florida DOT should amend their standards, the LOS standards for the SIS system will be amended for purposes of this Comprehensive Plan.

The above roadway level of service standards may be amended through Special Area Plans as they are adopted by the Board of County Commissioners, through a Comprehensive Plan Amendment, except that the standards applicable to the SIS system may not be reduced to accept more congestion than allowed by the Florida DOT's standards.

SECTION 3. The Capital Improvements Element, Chapter 11, is hereby amended as follows.

Policy CIE 1.2.2 Public Facilities and Services Concurrent with Impacts of Development
Pasco County shall require public facilities and services, needed to support development, to be available concurrent with the impacts of development approved by Pasco County and require issuance of a Certificate of ~~Capacity Level of Service Compliance~~. "Concurrent" shall mean that all adopted level of service standards be maintained during, and following, the development of all such projects, or the impacts of said development are mitigated consistent with this Plan, in accordance with the level of service review standards established by this Comprehensive Plan.

The Certificate of ~~Capacity Level of Service Compliance~~ for a project or project phase (see Objective 1.2, Determination of Capacity, Administration Element and related policies in the Comprehensive Plan) shall comprise the major component of Pasco County's Concurrency Management System. Other components of this Concurrency Management System include:

a. The Growth Management Capital Improvements Public Hearing, which serves to structure Pasco County's response to changing infrastructure needs to ensure effective capital improvements planning.

b. The capital projects list (See Exhibits), contained in this Element, that identifies the capital improvements necessary to

address existing deficiencies and new-growth needs in major public facilities.

OBJECTIVE CIE 1.56 ADOPTION AND UPDATE OF CAPITAL IMPROVEMENTS ELEMENT
Guide the programming and implementation of public facility improvements to correct existing deficiencies, repair and replace worn out or obsolete public facilities and to accommodate previously approved and new growth in an efficient, cost effective, and timely manner.

SECTION 4. Codification of and correction of scrivener's errors. The correction of typographical or scrivener's errors which do not affect the intent of the Plan Amendments may be authorized by the County Administrator or designee, without public hearing, by filing a corrected copy of the same with the Clerk of the Circuit Court.

SECTION 5. Ordinance to be Liberally Construed. This Ordinance shall be liberally construed in order to effectively carry out the purposes hereof which are deemed to be in the best interest of the public health, safety and welfare of the citizens and residents of Pasco County, Florida.

SECTION 6. Repealing Clause and Restatement. All Goals, Objectives, and Polices parts of thereof in conflict herewith are, to the extent of the conflict, hereby repealed. Certain provisions of the Remedial Comprehensive Plan Amendments are merely reiterations or restatements of the prior plan, rather than substantive changes, and are being carried over by way of repeal and re-adoption for the sake of simplicity and convenience.

SECTION 7. Severability. It is the declared intent of the Board of County Commissioners that, if any section, sentence, clause, phrase or provision of this Ordinance is for any reason held or declared to be unconstitutional, void, or inoperative by a court or agency of competent jurisdiction, such holding of invalidity or unconstitutionality shall not affect the remaining provisions of this Ordinance, and the remainder of this Ordinance after the exclusion of such part or parts shall be deemed to be valid.

SECTION 8. Effective Date. The effective date of the Remedial Comprehensive Plan Amendments shall be the date a final order is issued by the Department of Community Affairs or Administration Commission finding the adopted Remedial Comprehensive Plan Amendments to be in compliance in accordance with s. 163.3184(9) or (10), Fla. Stat. No development orders, development permits, or land uses dependent on the Remedial Comprehensive Plan Amendments may be issued or commence before said Amendments become effective. If a final order of non-compliance is issued by the Administration Commission, the Remedial Comprehensive Plan Amendments may nevertheless be made effective upon the adoption of a resolution affirming its effective status and the receipt of written notice from the Florida Department of Community Affairs, Division of Resource Planning and Management, Plan Processing Team, that it has received a copy of the resolution.

Duly adopted this _____ day of September, 2006.

(S E A L)

BOARD OF COUNTY COMMISSIONERS
OF PASCO COUNTY, FLORIDA

ATTEST:

By: _____
JED PITTMAN, CLERK

By: _____
STEVE SIMON, CHAIRMAN

APPROVED AS TO LEGAL FORM AND SUFFICIENCY
OFFICE OF THE PASCO COUNTY ATTORNEY



County Attorney



PASCO COUNTY, FLORIDA

OFFICE OF THE COUNTY ATTORNEY

Robert D. Sumner
County Attorney

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W. Elizabeth Blair
Jane M. Fagan
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Alyssa A. Ruge
Anthony M. Salzano
Timothy S. Steele
Kristi A. Wooden

September 11, 2006

Mr. D. Ray Eubanks, Planning Manager
Plan Processing Team
Florida Dept. of Community Affairs
Division of Community Planning
2555 Shumard Oak Boulevard
Tallahassee, FL 32399-2100

RE: Remedial Comprehensive Plan Amendments Pursuant to Compliance Agreement with
the Florida Department of Community Affairs

Dear Mr. Eubanks:

Pursuant to Section 163.3184(16), Florida Statutes, and Rule 9J-11, Florida Administrative Code, enclosed are three copies of the Remedial Comprehensive Plan Amendments adopted pursuant to the Compliance Agreement between Pasco County and the Florida Department of Community Affairs. These Remedial Plan Amendments amend the Evaluation and Appraisal Report-based Comprehensive Plan Amendments adopted by the Pasco Board of County Commissioners on June 27, 2006 through Ordinance No. 06-18 (DCA No. 06-1ER).

The Remedial Plan Amendments were adopted by the Pasco Board of County Commissioners, after a duly notice public hearing on September 11, 2006, through Ordinance No. 06-26 and are technical amendments that track the legal requirements and provide guiding policies for the County's concurrency management system that will be adopted by the County by December 1, 2006.

The Florida Department of Community Affairs (FDCA) may publish the required Cumulative Notice of Intent pursuant to Section 163.3184(16) Florida Statutes, in either the *Tampa Tribune* or *St. Petersburg Times*, Pasco Edition.

Mr. D. Ray Eubanks, Planning Manager

September 11, 2006

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Any FDCA comments should be forwarded to the following individuals:

Mr. Bipin Parikh, P.E.
Assistant County Administrator
(Development Services)
7530 Little Road, Suite 320
New Port Richey, FL 34654-5598
(727) 847-8132

Mr. Samuel P. Steffey II
Growth Management Administrator
Growth Management Department
7530 Little Road, Suite 320
New Port Richey, FL 34654-5598
(727) 847-8193

Should you have any questions, please contact one of the above-identified individuals

Sincerely,

Steve Simon
Chairman,
Pasco County Board of Commissioners

Enclosure: Remedial Comprehensive Plan Amendments, Ord. No. 06-26 (Three Copies)
Remedial Comprehensive Plan Amendments (Three Copies)

Cc: Ms. Brenda Arnold, Florida Department of Environmental Protection, 3804 Coconut Palm Drive, Tampa, FL 33619
Mr. Brian Barnett, Assistant Director, OES, Florida Fish and Wildlife Conservation Commission, Office of Environmental Services, Farris Bryant Building, 620 South Meridian Street, Tallahassee, FL 32399-1600
Ms. Carol M. Collins, LGCP and CMS Coordinator, Florida Dept. of Transportation, District Seven, 11201 N. McKinley Dr., M/S 7-500, Tampa, FL 33612-6456
Ms. Paula Dye, Chief Environmental Planner, Tampa Bay Water, 2535 Landmark Dr., S-211, Clearwater, FL 33761-3930
Mr. Stanley Goldstein, Department of Education, Turlington Bldg., Room 1054, 325 West Gaines Street, Tallahassee, FL 32399-0400
Ms. Linda Harless, Senior Management Analyst II, Department of Agriculture and Consumer Services, Bureau of Planning and Budgeting, PL8, The Capitol, Tallahassee, FL 32399-0810
Ms. Susan Harp, Historic Preservation Planner, Department of State, Bureau of Historic Preservation, 500 South Bronough Street, Tallahassee, FL 32399-0250
Ms. Lindy McDowell, Environmental Manager, Department of Environmental Protection, Office of Intergovernmental Programs, Mail Station 47, 3900 Commonwealth Boulevard, Tallahassee, FL 32399-3000
Mr. Richard S. Owen, AICP, Planning Director, Southwest Florida Water Management District, 2379 Broad Street, Brooksville, FL 34604-6899

Ms. Mikel Renner, AICP, Planning Department, Southwest Florida Water Management District, 2379 Broad Street, Brooksville, FL 34604-6899
Ms. Jessica White, Senior Planner, Tampa Bay Regional Planning Council, 4000 Gateway Centre Boulevard, S-100, Pinellas Park, FL 33782
Mr. Merle Bishop, AICP, Director of Planning, Polk County Govt. Center, Post Office Box 9005, Bartow, FL 33831
Mr. Larry Jennings, Director, Hernando County Government Center, Planning Department, 20 N. Main Street, Rm. 262, Brooksville, FL 34601
Mr. Bruce McClendon, Director, Hillsborough County Government Center, Planning and Growth Management Department, 601 E. Kennedy Blvd., 20th Fl., Tampa, FL 33602
Ms. Roberta Rogers, AICP, Director, Sumter County Government Center, Division of Planning and Development, 209 N. Florida Street, Room 324, Bushnell, FL 33513
Mr. Brian Smith, Director, Pinellas County Planning Department, 600 Cleveland Avenue, Suite 750, Clearwater, FL 33756
Mr. Frederick J. Metcalf, Director, City of New Port Richey, Development Services, 5919 Main Street, New Port Richey, FL 34652
Ms. Karla Owens, Esq., City of Dade City, Post Office Box 1355, 38020 Meridian Avenue, Dade City, FL 33526
Ms. Joan Rogers, Town Clerk, Town of St. Leo, Post Office Box 2479, St. Leo, FL 33574
Mr. Bill Sanders, Director, City of New Port Richey, Planning Department, 8624 Port Richey Village Loop, Port Richey, FL 34668
Ms. Barbara Sessa, City Clerk, City of San Antonio, Post Office Box 75, San Antonio, FL 33576
Mr. Steven Spina, City Manager, City of Zephyrhills, 5335 - 8th Street, Zephyrhills, FL 33542
Board of County Commissioners
John J. Gallagher, County Administrator
Bipin Parikh, P.E., Assistant County Administrator (Development Services)
Samuel P. Steffey II, Growth Management Administrator
Richard M. Tonello, Acting Senior Planner