

**PASCO COUNTY PLANNING COMMISSION
REGULAR MEETING**

ANNOTATED AGENDA

JULY 11, 2024

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

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

1:30 P.M.

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

Members:

Mr. Charles Grey, Chairman
Mr. Jaime Girardi, P.E., Vice-Chairman
Mr. Derek Pontlitz, C.R.P.C.

Mr. Jonathan Moody, P.E.
Mr. Christopher Poole, CPG
Mr. Matthew Munz, P.E.

School Board Representative – Mr. Chris Williams

Legal Counsel:

David Goldstein, Chief Assistant County Attorney

Staff:

JP Murphy, Interim Assistant County Administrator, Development Services
David Engel, MCRP, AICP, Director Planning and Economic Growth
Nectarios Pittos, AICP, Director Planning Services
Denise Hernandez, Zoning Administrator
Nick Uhren, P.E., County Engineer

Call To Order

Chairman Grey called the meeting to order at 1:31 p.m.

Moment of Silence

A moment of silence was held.

Pledge of Allegiance

Chairman Grey led the Pledge of Allegiance to the Flag.

Roll Call

Ms. Jessica Popplewell, Deputy Clerk, called the roll. All members were present.

Swearing In

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

Proof of Publication

Ms. Popplewell noted the proof of publication.

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. Attendees are given an opportunity to comment on listed agenda items, as well as non-agenda items during Public Comment.

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

Ms. Nancy Hazelwood thanked Staff for their thoughtfulness of each agenda item and spoke regarding the last code enforcement meeting, the lack of attendance at the meeting, a future code enforcement meeting in Land O' Lakes, and the ability to speak to Staff on ideas.

Ms. Susan Shelton spoke regarding her family history in Dade City, a concern on the land sold and housing developments built on River Road, that her family's historic home

could be impacted by the development, that she collected signatures from the River Road residents, and that she was hopeful for a solution to all the building.

Mr. Engel spoke during the discussion.

Discussion was held regarding the history of the home and that it was built in 1868; historical preservation within the County; the work on bringing back the Historic Oversight Committee; historic planner capability on the Planning team; to start creating a registry and the identification of historical homes sites in Pasco; and that Ms. Shelton could get in contact with Mr. Engel with her concerns.

Consent

C1 Annotated Minutes - Planning Commission Meeting - May 16, 2024
 File Number PEG24-0402
 Comm. Dist. All
 Recommendation Approve

Approved the May 16, 2024 and June 6, 2024 Planning Commission meeting minutes.

C2 Annotated Minutes - Planning Commission Meeting - June 6, 2024
 File Number PEG24-0403
 Comm. Dist. All
 Recommendation Approve

The item was approved with Agenda item C1.

Public Hearings

Approved the Public Hearing Consent Agenda which included Agenda items PC3 and PC5, and sitting as the Local Planning Agency, the Commission approved PC6.

Approved the Public Hearing Consent Agenda which included Agenda item PC4 with Mr. Poole abstaining from the vote due to a conflict of interest.

- PC3 Zoning Amendment (Consent) – Kothapally Edmund Riphath – Change in Zoning from an R-1MH Single-Family/Mobile Home District and PO-1 Professional Office District to a C-1 Neighborhood Commercial District – South Central Pasco County – South Side of State Road 54, Approximately 190 Feet West of Shelley Lane – Containing Approximately 0.71 Acre
- File Number** PEG24-7798
Comm. Dist. 2
Recommendation Approve

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

- PC4 Zoning Amendment (Consent) – S A Development Partners LLC – Change in Zoning from a C-2 General Commercial District and C-3 Commercial/Light Manufacturing District to a C-3 Commercial/Light Manufacturing District – Central Pasco County – South Side of County Road 52, Approximately 0.5 Mile West of Mirada Boulevard – Containing Approximately 5.557 Acres
- File Number** PEG24-7803
Comm. Dist. 1
Recommendation Approve

The item was approved as part of the Public Hearing Consent Agenda with Mr. Poole abstaining from the vote due to a conflict of interest.

- PC5 Zoning Amendment (Consent) – Dave Mitchells Holding Company/Mitchell Clinton Rezoning – Change in Zoning from an R-1MH Single-Family/Mobile Home District and C-2 General Commercial District to a C-2 General Commercial District – East Central Pasco County – Northeast Corner of Circle B Road and Clinton Avenue – Containing Approximately 2.18 Acres
- File Number** PEG24-7808
Comm. Dist. 1
Recommendation Approve

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

- PC6 Development Agreement (Consent) - Depue East MPUD Master Planned Unit Development - Pulte Home Company, LLC. - Request Approval of the Development Agreement (DA) To Design, Permit and Construct Improvements to Watergrass Parkway and Wells Road in Exchange for

Transportation Development Fee Credits - Located South of Wells Road on Approximately on 931 Acres Within Villages L and M in the Villages of Pasadena Hills.

File Number PEG24-0353

Comm. Dist. 1

Recommendation Approve

The Commission was sitting as the Local Planning Agency.

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

**THE COMMISSION RECESSED AT 1:53 P.M. AND RECONVENED AT 1:58 P.M.
ALL MEMBERS WERE PRESENT.**

PC7 An Ordinance By The Pasco County Board Of County Commissioners Amending The Pasco County Land Development Code To Address Invasive Vegetation By Amending Section 403.1.B.6, Preliminary Development Plans-Residential (PDP-R), Submittal Requirements, Studies And Other Required Submittals; Section 403.2.B.6, Preliminary Development Plans- Nonresidential/Mixed Use (PDP-Nr/Mu), Submittal Requirements, Studies And Other Required Submittals; Section 403.3.B.6, Preliminary Site Plans (PSP), Submittal Requirements, Studies And Other Required Submittals; Section 403.4.C, Stormwater Management Plan And Report, Submittal Requirements; Section 403.5.B, Construction Plans, Submittal Requirements; Section 403.6.D, Fill, Prohibitions And Requirements; Section 403.7.B.6, Mass Grading, Submittal Requirements, Studies And Other Required Submittals; Section 403.10.C.6, Landscape Plan, Submittal Requirements, Studies And Other Required Submittals; Section 404.1.G, Minor Land Excavation, Prior To Excavation Activity; Section 404.2.K, Land Excavation Operating Permits, Prior To Excavation Activity And On-Going Monitoring; Section 404.3.K, Mining Operating Permits, Prior To Mining Activity; Section 404.4.I, Construction And Demolition Debris Disposal Facilities (CDDDF) Operating Permit, Approval Form, Permit Time Limits, And Activities Required Prior To Commencement; Section 404.5.G, Land Spreading Operating Permits, Operational Standards; Section 404.6.K, Yard Trash Processing Facilities, Operational Standards; Section 406.5.H.2 Right-Of-Way Use Permit, Activity Pursuant To Permit, Restoration And Maintenance Standards; Section 406.8.D.2.C, Garden Plan Permits, Application Requirements, General Information, Garden Management; Section 530.23.G, Community Gardens, Market Gardens And Community Farms, Community Gardens On Public Land; Section 604.4.C.1, Scenic Roadway Corridor Preservation And Enhancement, Corridor Buffer; Section 804.8.B, Ecological Corridors, Permitted Uses With Specific County Approval;

Section 901.2.F, Transportation - Corridor Management, Interim Uses; Section 901.3.R, Access Management, Maintenance; Section 901.4.E, Substandard Roadway Analysis And Mitigation, Submittal Information; Section 901.6.D, Street Design And Dedication Requirements, Design And Construction; Section 901.6.E, Street Design And Dedication Requirements, Roadside Design; Section 901.7.D, Bicycle Facilities, Construction; Section 901.8, Pedestrian Facilities; 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 DRD24-0036

Comm. Dist. All

Recommendation Approve

Approved to continue the item for 30 days to the August 8, 2024 Planning Commission meeting at 1:30 p.m. in Dade City.

Walk-Ons

- W8 Zoning Amendment (Continuance) – Kokolakis West MPUD – SR 52 Limited Partnership– Rezoning Request from an A-C Agricultural District to an MPUD Master Planned Unit Development District to Allow for the Maximum Development of 155 Single Family Detached Dwelling Units (DU), 67 Single Family Attached Dwelling Units, 168,799 Square Feet (SF) of Support Commercial, and 125,000 SF Corporate Business Park/Target Industry/Light Industry and Associated Infrastructure on Approximately 177.48 Acres Located in Central Pasco County.

File Number PEG24-7597

Comm. Dist. 2

Recommendation Continuance Requested

Approved to continue the item to the August 8, 2024 Planning Commission meeting at 1:30 p.m. in Dade City.

Adjourn

Approved to adjourn.

The meeting adjourned at 3:42 p.m.

Prepared by: Amanda Dobson, Records Clerk I, Board Records Division