

**PASCO COUNTY PLANNING COMMISSION
REGULAR MEETING**

ANNOTATED AGENDA

SEPTEMBER 5, 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. - **Absent**

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, Development and Economic Growth
Nectaros 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 1:37 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 with the exception of Mr. Munz who was absent.

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 Hazlewood spoke regarding ecological corridors with a map displayed and noted the Brooksville Ridge was not on the map, that it was a high recharge area, that she hoped it was an oversight, and that maybe someone could put that into the map.

Mr. Webster Baker believed he signed the wrong list and wanted to speak under an item on the Agenda.

Consent

- C1 Annotated Minutes - Planning Commission Meeting - July 25, 2024
 File Number PDE24-0451
 Comm. Dist. All
 Recommendation Approve

Approved the July 25, 2024 Planning Commission meeting minutes.

Public Hearings

Approved to continue items PC2 and PC3 to their respective dates.

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

- PC2 Zoning Amendment (Continuance) – Northridge MPUD Master Planned Unit Development – Northridge 829, LLC - A Substantial Modification to Increase the Residential Density from 700 Units to 770 Units (Detached and Villas) on Approximately 178.15 Acres - Located South of and Abutting County Line Road North, 1.25 Miles Northwest of the Suncoast Parkway.
 File Number PDE24-7795
 Comm. Dist. 5
 Recommendation Continuance Requested

The item was continued to the September 19, 2024 Planning Commission meeting at 1:30 p.m. in New Port Richey.

- PC3 An Ordinance By The Pasco County Board Of County Commissioners Amending The Pasco County Land Development Code; Section 802 Tree Preservation And Replacement; 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 PDE24-0379
 Comm. Dist. All
 Recommendation Continuance Requested

The item was continued to a date uncertain.

- PC4 Zoning Amendment (Consent) – 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 PDE24-7738
Comm. Dist. 1
Recommendation Approval with Conditions

Approved to continue the item to the October 3, 2024 Planning Commission meeting at 1:30 p.m. in Dade City.

- PC5 Comprehensive Plan Amendment (Consent) – CPAS23(14) 301 East PD – Providing for a Comprehensive Plan Amendment to the Future Land Use Map (Map 2-15 And Sheet 23) Changing From COM (Commercial) to PD (Planned Development) on Approximately 29.01 Acres of Real Property Located East of US 301 at the Northeast And Southeast Corners of the Intersection of US 301 (Gall Blvd) and Roanoke River Way; and a Text Amendment Creating Subarea Policy FLU 7.1.77 – 301 East PD; And A Map Amendment to the Future Land Use Map 2-9 Adding Subarea Map 2-9(77) 301 East PD.
File Number PDE24-0002
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.

- PC6 Zoning Amendment (Consent) - 301 East MPUD Master Planned Unit Development – 301 East, LLC – Rezoning Request from R-MH Mobile Home District and C-2 General Commercial District to an MPUD Master Planned Unit Development District to Allow for the Development of 200 Townhomes and 36,000 Square Feet of Commercial on Approximately 29.01 Acres Located in the East Market Area
File Number PDE24-7764
Comm. Dist. 1
Recommendation Approval with Conditions

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

Walk-Ons

There were none.

Adjourn

Approved to adjourn.

The meeting adjourned at 2:25 p.m.

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