

Planning Commission

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Patricia Crist Yingling, Planning Commission Agenda Coordinator
Nick Uhren, P.E., County Engineer

Pasco County Planning Commission Agenda Thursday, December 12, 2024 1:30 PM



Historic Pasco County Courthouse
Historic Board Room, 2nd Floor
37918 Meridian Avenue
Dade City, FL 33525

This meeting will be broadcast live on [Pasco TV](#), [YouTube Live](#), Frontier Channel 42 and Spectrum Channel 643 (only for residents living in Pasco County).

All electronic devices must be turned off while in the Board Room.

The Planning Commission has final decision-making authority for Special Exceptions. Any person desiring to appeal a special exception to the Board of County Commissioners will need a record of the proceedings and may need to ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which the appeal is based. All other decisions by the Planning Commission are in the form of a recommendation to the Board of County Commissioners and are therefore not appealable. Appeals of special exceptions are limited to the testimony and evidence in the record, which means that new testimony and evidence outside the record cannot be considered during the appeal proceeding.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the County's Human Resources Department, Internal Services Building, 7536 State Street, New Port Richey, FL 34654, (727) 847-8030 (V) at least 7 days before the public hearing, or immediately upon receiving this notification if the time before the public hearing is less than 7 days; if you are hearing or voice impaired, call 711.

Call To Order

Moment of Silence

Pledge of Allegiance

Roll Call

Swearing In

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.

Consent

- C1 Annotated Minutes - Planning Commission Meeting - August 8, 2024
File Number PDE25-0074
Comm. Dist. All
Recommendation Approve
- C2 Annotated Minutes - Planning Commission Meeting - August 22, 2024
File Number PDE25-0075
Comm. Dist. All
Recommendation Approve
- C3 Annotated Minutes - Planning Commission Meeting - September 19, 2024
File Number PDE25-0076
Comm. Dist. All
Recommendation Approve

Public Hearings

- PC4 Special Exception (Continuance) – 52 Property LLC/Tropicare Board and RV Storage SR 52 – Free-Standing Recreational Vehicle/Boat Storage in a I-1 Light Industrial Park District – Central Pasco County – South Side of State Road 52, Approximately 340 Feet East of Bellamy Brothers Boulevard – Containing Approximately 1.59 Acres
File Number PDE25-7848
Comm. Dist. 2
Recommendation Continuance Requested
- PC5 Zoning Amendment (Continuance) – Tall Timbers MPUD –Xtreme Team 41, LLC – Rezoning Request from an AC 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
- PC6 Special Exception (Consent) – BDI Properties US LLC/TLE Wells Roads – Day-care Center and Veterinarian Clinic in a A-R Agricultural-Residential District – Central Pasco County – Southwest Corner of the Intersection of Wells Road and Curley Road – Containing Approximately 2.08 Acres
File Number PDE25-7845
Comm. Dist. 1
Recommendation Approval with Conditions

- PC7 Zoning Amendment (Consent) – New York Ave Business Park LLC/Diagonal Road Business Park – Change in Zoning from a R-2 Low Density Residential District and C-2 General Commercial District to a I-1 Light Industrial Park District – Northwest Pasco County – Southeast Corner of the Intersection of Diagonal Road and New York Avenue – Containing Approximately 16.84 Acres
File Number PDE25-7785
Comm. Dist. 5
Recommendation Approve
- PC8 Zoning Amendment (Consent) – Sarah Jones/Barnyard Rezoning – Change in Zoning from a A-C Agricultural District to a A-R Agricultural-Residential District – Northeast Pasco County – East Side of Powerline Road, Approximately 1/4 Mile North of Frazee Hill Road – Containing Approximately 6.03 Acres
File Number PDE25-7839
Comm. Dist. 1
Recommendation Approve
- PC9 Comprehensive Plan Amendment (Consent) - CPA24(05) State Road 54 Office – Providing for a Small Scale Comprehensive Plan Amendment to the Future Land Use Maps (2-15 and Sheet 21) Changing from RES-12 (Residential-12 DU/GA) to OF (Office) and CON (Conservation Lands) on Approximately .95 Acre of Real Property Located on the North Side of SR-54 Approximately 150 Feet West of Camp Indianhead Road and SR-54 Intersection.
File Number PDE25-0015
Comm. Dist. 2
Recommendation Approve
- PC10 Comprehensive Plan Amendment (Consent) – CPAS24(08) Wesley Chapel Professional Center – Providing for a Comprehensive Plan Amendment to the Future Land Use Maps (2-15 and Sheet 22) Changing from RES-6 (Residential 6 – Du/Ga) to COM (Commercial) on Approximately 0.94 Acres of Real Property Located at the Southeast Corner of the Intersection of Veridian Way and SR 54.
File Number PDE25-0047
Comm. Dist. 2
Recommendation Approve
- PC11 Comprehensive Plan Amendment (Consent) - CPA24(06) Wells, Wellfields & Wellhead Protection Areas Map Amendment – Providing for a Comprehensive Plan Amendment to the Future Land Use Map 2-1 Wells, Wellfields & Wellhead Protection Areas; Providing For Additional Text Amendments as Necessary For Internal Consistency.
File Number PDE25-0061
Comm. Dist. All
Recommendation Approve

PC12 Comprehensive Plan Amendment (Consent) - CPA24(11) ADU Text Amendment - Providing for Text Amendments to Chapter 2, Future Land Use Element Appendix Section FLU A-6, the Official Land Use Map; Chapter 6, Housing Element; the Glossary; and Providing for Additional Text Amendments as Necessary for Internal Consistency; Providing for Repealer, Severability, and an Effective Date.

File Number PDE25-0062

Comm. Dist. ALL

Recommendation Approve

P13 Comprehensive Plan Amendment (Regular) - CPA24(05) Rural Area 4 and Urban Expansion Area Maps to Adjust Boundaries – Providing for a Comprehensive Plan Amendment to the Future Land Use Maps 2-13 Rural Areas and Map 2-22 Urban Service Area

File Number PDE25-0018

Comm. Dist. All

Recommendation Approve

Walk-Ons

Adjourn