

**PASCO COUNTY PLANNING COMMISSION
REGULAR MEETING**

ANNOTATED AGENDA

NOVEMBER 7, 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 - **Absent**
Mr. Jaime Girardi, P.E., Vice-Chairman
Mr. Derek Pontlitz, C.R.P.C.

Mr. Jonathan Moody, P.E.
Mr. Christopher Poole, CPG - **Absent**
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, Development and Economic Growth
Nectarios Pittos, AICP, Director Planning Services
Patrick Dutter, AICP, Assistant Director Planning Services
Patricia Crist Yingling, Planning Commission Agenda Coordinator
Nick Uhren, P.E., County Engineer

Call To Order

Vice-Chairman Girardi called the meeting to order at 1:32 p.m.

Moment of Silence

A moment of silence was held.

Pledge of Allegiance

Vice-Chairman Girardi led the Pledge of Allegiance to the Flag.

Roll Call

Ms. Amanda Dobson, Deputy Clerk, called the roll. All members were present with the exception of Chairman Grey and Mr. Poole who were absent.

Swearing In

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

Proof of Publication

Ms. Dobson 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.

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

Mr. Michael Pultorak used a PowerPoint presentation and spoke regarding the frustrated residents, unfairness on the east side of the County, the lack of a countywide flood management plan, the Army Core, issues that needed to be fixed, adjacent uses, developers, the 100-year storm, the Kenton MPUD, the photos displayed in the presentation, issues due to media and emotions, to not stop development, the

consistent request for a countywide stormwater management plan, what developments were allowed to do, and the request for help.

Extensive discussion was held regarding a stormwater management plan; stormwater regulations within the Land Development Code; Florida's comprehensive set of stormwater regulations; potential additions to regulations; the King Lake drainage basin issues; the proposed overflow to the basin; State Building Codes; higher risk flooded areas; the 24-hour formula hold; the concern for neighboring properties; weather during the wet season; the number of Fire Rescue's evacuation and rescues during Hurricane Milton; the concern for older populations; unaffordability to rebuild homes; levels of stormwater protection; the potential change of regulations; multi-day rain events; rainfall during Hurricane Milton; improvements to permitting new developments; an example of someone who lost the foundation to their home pre-hurricane; Timber Pines; flooded homes; flooding post-hurricane; using everyday storm examples; watershed movement from basins; drainage canals and pump stations; examples of actions of the Army Core of Engineers; current Federal and State regulations; drainage in south Florida; the South Florida Water Management District; the permit for Ridge Road; the complicated process for receiving permits and approvals; the creation of stormwater runoff; clarification on the Live Local Act reference; the denial of Live Local Act projects; suggestions on the presentation for the Board; the image projected about Live Local Act issues; the appreciation for the Board and County's work; Stormwater Master Plan updates; Connected City Project issues; and the suggestion for a public workshop.

Ms. Nancy Hazelwood spoke regarding her agreement with Mr. Pultorak's points, to put some applications on hold, suggestions of what could be done, the repeated flooding of certain places, and that it would show citizens how much all the Boards in Pasco cared.

Ms. Lisa Moretti spoke regarding the upkeep with weather patterns, flooding not caused by hurricanes, the change of topography for water movement, wetland damage, and the request to recommend slowing down growth.

Mr. Rodrigo Helveston spoke regarding his agreement with other comments, building correlations, flooding with hurricanes in 2004 versus now, and asked what was to do be done.

Consent

Public Hearings

Approved to continue item PC1 to its respective date.

Sitting as the Local Planning Agency, the Commission approved the Public Hearing Consent Agenda which included Agenda item PC3.

- PC1 Zoning Amendment (Continuance) – 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 PDE25-7738
Comm. Dist. 1
Recommendation Continuance Requested

The item was continued to the January 9, 2025 Planning Commission meeting at 1:30 p.m. in Dade City.

- PC2 Zoning Amendment (Consent) – 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 Approval with Conditions

Approved to continue the item to the December 12, 2024 Planning Commission meeting at 1:30 in Dade City.

- PC3 Development Agreement (Consent) – Watergrass MPUD Master Planned Unit Development – CKB Development LLC – Proposed is a Modification to the Development Agreement (DA) for the Watergrass MPUD
File Number PDE25-0440
Comm. Dist. 1
Recommendation Approve

The Commission was sitting as the Local Planning Agency.

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

Walk-Ons

There was none.

Adjourn

Approved to adjourn the meeting.

The meeting adjourned at 3:43 p.m.

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