

Planning Commission

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David Goldstein, Chief Assistant County Attorney

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Economic Growth
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Patrick Dutter, AICP, Assistant Director Planning Services
Patricia Crist Yingling, Planning Commission Agenda Coordinator
Nick Uhren, P.E., County Engineer

Pasco County Planning Commission Agenda Thursday, January 9, 2025 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 - October 17, 2024
File Number PDE25-0099
Comm. Dist. All
Recommendation Approve
- C2 Annotated Minutes - Planning Commission Meeting - November 21, 2024
File Number PDE25-0094
Comm. Dist. All
Recommendation Approve

Public Hearings

- PC3 Development Agreement (Continuance) – Hamilton Oaks MPUD Master
Planned Unit Development –Stephanie V. Benson, William D Brown, et al. –
Proposed is a Development Agreement (DA) for Hamilton Oaks MPUD
File Number PDE25-0434
Comm. Dist. 1
Recommendation Continuance Requested
- PC4 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 Lola Road
File Number PDE25-7738
Comm. Dist. 1
Recommendation Continuance Requested
- PC5 Special Exception (Continuance) – 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 Continuance Requested
- PC6 Special Exception (Consent) – 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 Approval with Conditions

PC7 Conditional Use Amendment Request (Consent) – DV DADE LLC/Discovery Mood & Anxiety – Conditional Use Amendment to increase the number of beds from 24 to 40 in an existing residential treatment and care facility in a AR-1 Agricultural-Residential District – East Central Pasco County – Northwest Corner of the Intersection of Clinton Avenue and Windsorwood Boulevard– Containing Approximately 9.37 Acres

File Number PDE25-CU07
Comm. Dist. 5
Recommendation Approval with Conditions

P8 Zoning Amendment (Regular) – 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

Miscellaneous Business

9 Discussion on Accessory Dwelling Units

File Number PDE25-0101
Comm. Dist. All
Recommendation Presentation Only

Walk-Ons

Adjourn