

**PASCO COUNTY PLANNING COMMISSION
REGULAR MEETING**

ANNOTATED AGENDA

JANUARY 9, 2025

**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, Development and Economic Growth
Nectaros 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

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 expressed her appreciation to the Commission Members for taking their time to be there and spoke regarding an overview of the Northeast Rural Area Plan, concerns with the sustainability of applications in the area, the upcoming Evans 80 project, density concerns, a residential neighborhood that had been grandfathered in, concerns with the protected area being destroyed, that there had to be another Land Use to be used, concerns with a potential test well coming to the area, a potential wastewater treatment plant in the area, concerns with impacts to the residents in the area, that the County needed to honor it's agreements, and concerns with the County's upcoming 2050 plan.

Mr. Michael Pultorak expressed his appreciation for what the Commissioner Members did in their service to the County and spoke regarding reaching out to the Commissioners in December and Mr. Engel, that he led the Pasco Connected City's Residence Group, concerns with Connected City such as redevelopment and rezoning, appreciation to Commissioner Starkey and Mr. Engel who had sat down with them to listen to their concerns which were mostly with recreational areas and parks and all of the nature trails not getting built, the intent of Connected City, and an upcoming meeting with Commissioner Yeager.

Later in the meeting during Agenda item PC4, Mr. James Navarro spoke regarding his concerns with approving agricultural land for high density residential, that they liked agricultural lands and the animals, constant road traffic in the Blanton area, concerns with the breakup of the lands in the area, the previously approved Tampa Electric Solar Panels, and multi-unit properties approved in the area.

Mr. Goldstein asked if it was okay with the Planning Commission to construe his comments as just general public comment as it did not feel as if he was speaking to PC4.

Chairman Grey explained that for the record when the item came up to be heard he could come up and speak again.

Consent

Approved the October 17, 2024 and the November 21, 2024 Planning Commission meeting minutes.

C1 Annotated Minutes - Planning Commission Meeting - October 17, 2024
 File Number PDE25-0099
 Comm. Dist. All
 Recommendation Approve

The October 17, 2024 Planning Commission meeting minutes were approved.

C2 Annotated Minutes - Planning Commission Meeting - November 21, 2024
 File Number PDE25-0094
 Comm. Dist. All
 Recommendation Approve

The November 21, 2024 Planning Commission meeting minutes were approved.

Public Hearings

Approved to continue items PC3, PC4, PC5, and PC6 to their respective continuance dates.

Approved the Public Hearing Consent Agenda which included Agenda item PC7.

- 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

The item was continued to the January 23, 2025 Planning Commission at 1:30 p.m. in New Port Richey.

- 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 Iola Road
File Number PDE25-7738
Comm. Dist. 1
Recommendation Continuance Requested

The item was continued to the February 6, 2025 Planning Commission at 1:30 p.m. in Dade City.

- 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

The item was continued to the February 6, 2025 Planning Commission at 1:30 p.m. in Dade City.

- 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

The item was continued to the February 6, 2025 Planning Commission at 1:30 p.m. in Dade City.

- 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

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

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

Approved to amend Condition 9 to add a phrase that except for the park attributes depicted on neighbor park attributes depicted on the Binding Concept Plan and that the neighbor parks depicted on Master Plan have not been reviewed or approved for consistency with the Land Development Code as stated by Mr. Goldstein.

Approved to add the “or offsite mitigation bank.” to the end of the third sentence of Condition 50 as stated by Mr. Goldstein.

Approved to amend the previous motion language to “and/or offsite mitigation bank.”

Approved the project as amended previously by a roll call vote with Mr. Girardi, Mr. Munz, and Chairman Grey voting nay.

Approved to recommend to the Board of Commissioners that there be a moratorium imposed in Connected City for one year while they figure out to implement land development regulations that better achieve the goals by a roll call vote with Mr. Girardi voting nay.

Approved to recommend a moratorium on new rezonings and site plan approvals within the Connected City Planning Area until they develop the land development regulations with Mr. Girardi voting nay.

Approved to rescind the previously approved motion to the Board of Commissioners that there be a moratorium imposed in Connected City for one year while they figure out to implement land development regulations that better achieve the goals.

Miscellaneous Business

- 9 Discussion on Accessory Dwelling Units
 File Number PDE25-0101
 Comm. Dist. All
 Recommendation Presentation Only

Chairman Grey passed the gavel to Vice-Chairman Girardi and left the meeting at 4:37 p.m.

**THE COMMISSION RECESSED AT 4:37 P.M. AND RECONVENED AT 4:47 P.M.
ALL MEMBERS WERE PRESENT WITH THE EXCEPTION OF CHAIRMAN GREY.**

The item was for information only.

Walk-Ons

There were none.

Adjourn

Approved to adjourn the meeting with Chairman Grey absent from the vote.

The meeting adjourned at 5:47 p.m.

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