

**PASCO COUNTY PLANNING COMMISSION
REGULAR MEETING**

ANNOTATED AGENDA

APRIL 17, 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.

**WEST PASCO GOVERNMENT CENTER, BOARD ROOM, 1ST FLOOR
8731 CITIZENS DRIVE, NEW PORT RICHEY, FL 34654**

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 - **Absent**
Mr. Matthew Munz, P.E.

School Board Representative – Mr. Chris Williams
Rep. by Mr. Richard Tonello

Legal Counsel:

David Goldstein, Chief Assistant County Attorney

Staff:

David Allen, Assistant County Administrator, Development Services
David Engel, MCRP, AICP, Director Planning, Development and Economic Growth
Nectarious Pittos, AICP, 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 1:32 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. Kayla Zine, Deputy Clerk, called the roll. All members were present with the exception of Mr. Christopher Poole who was absent. Mr. Chris Williams was represented by Mr. Richard Tonello. Mr. Matthew Munz arrived to the meeting at 1:49 p.m.

Swearing In

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

Proof of Publication

Ms. Zine 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.

There was none.

Consent

There was none.

Public Hearings

Approved to continue items PC1, PC2, PC3, and PC4 to their respective continuance dates.

Approved the Public Hearing Consent Agenda which included Agenda Item PC6.

- PC1 Zoning Amendment (Continuance) - River Ridge MPUD - Master Planned Unit Development - River Ridge Homes, Inc. - A Substantial Modification to the River Ridge MPUD Master Planned Unit Development to Allow for C-2 permitted uses and dimensional standards to Parcel K-3, Increase of Commercial Square Footage to 125,000 within Parcel K-3, Add Four Quadplex Units to Parcels J/L and Decrease Commercial Square Footage from Parcel I2 on approximately 1,388.2 acres Located in West Central Pasco County.
- File Number** PDE25-7688
- Comm. Dist.** 4
- Recommendation** Continuance Requested

The item was continued to a date uncertain.

- PC2 Zoning Amendment (Continuance) – Enclave at Livingston MPUD – Island Property Partners – Rezoning Request from an A-R Agricultural Residential Zoning District to MPUD Master Planned Unit Development District to Allow for the Development of 178 Townhome Dwelling Units and Associated Infrastructure on Approximately 46.3 Acres Located in South-Central Pasco
- File Number** PDE25-7781
- Comm. Dist.** 2
- Recommendation** Continuance Requested

The item was continued to the May 15, 2025 Planning Commission meeting at 1:30 p.m. in New Port Richey.

- PC3 Comprehensive Plan Amendment (Continuance) – CPA24(03) Elite 52 PD – Providing for a Comprehensive Plan Amendment to the Future Land Use Map (Map 2-15 and Sheet 12) from AG (Agricultural) and AG/R (Agricultural/Rural) to PD (Planned Development) on Approximately 156 Acres of Real Property Located North of State Road 52 Approximately .60 Mile East of the Intersection of State Road 52 and US Hwy 41; And a Text Amendment Creating Subarea Policy FLU 7.1.81 – Elite 52 PD; And a Map Amendment To The Future Land Use Map 2-9 Adding Subarea Map 2-9(81) Elite 52 PD.

File Number PDE25-0109

Comm. Dist. 1

Recommendation Continuance Requested

The item was continued to the May 15, 2025 Planning Commission meeting at 1:30 p.m. in New Port Richey.

- PC4 Zoning Amendment (Continuance) - SR 52 Elite – JDP Elite Development LLC – Rezoning Request from AR Agricultural Residential District and AC Agricultural District to MPUD Master Planned Unit Development District to Allow for the Maximum Development of 300 Platted Townhomes, 175,000 Square Feet of Commercial/Retail and 120 Hotel Rooms and Associated Infrastructure on Approximately 156.2 Acres Located in Central Pasco County Approximately 0.6 Miles East of the Intersection of State Road 52 and US 41

File Number PDE25-7811

Comm. Dist. 1

Recommendation Continuance Requested

The item was continued to the May 15, 2025 Planning Commission meeting at 1:30 p.m. in New Port Richey.

- PC5 Substantial Modification (Consent) – Riverstone (Renner) MPUD – KB Homes Tampa LLC – Substantial Modification to Allow the Developer to Receive Certificates of Occupancy for 98 Homes Prior to Completion of Road Improvements Through Modification of a Previously Approved Condition to Rename the Renner MPUD to Riverstone MPUD

File Number PDE25-7838

Comm. Dist. 4

Recommendation Approval with Conditions

Approved Staff's recommendation.

PC6 Conditional Use (Consent) – Rubrecht Ronald C & Patsy M Living Trust/Anthemnet/Verizon Wireless – 180-Foot Above-Ground-Level (AGL), Close-Mount Monopole Wireless Communications Facility (WCF) in an A-C Agricultural District – South Central Pasco County – On the West Side of Joy Drive, Approximately 700 Feet North of Dogpatch Lane
File Number PDE25-CU08
Comm. Dist. 4
Recommendation Approval with Conditions

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

P7 Special Exception (Regular) – FLEX-CP LLC/Odessa Town Centre SE – Private School (Gymnastic Training Facility) in a A-R Agricultural-Residential District – South Central Pasco County – Northwest Corner of the Intersection of Old Gunn Highway and Interlaken Road – Containing Approximately 2.00 Acres
File Number PDE25-7862
Comm. Dist. 3
Recommendation Approval with Conditions

Approved Staff's recommendation.

P8 Special Exception (Regular) – Irina Whitmire/Dog Kennel Special Exception – Kennel for Dog Boarding and Breeding in a A-R Agricultural-Residential District – West Pasco County – West Side of Tulane Street, Approximately 340 Feet East of Cordel Street – Containing Approximately 4.40 Acres
File Number PDE25-7822
Comm. Dist. 4
Recommendation Approval with Conditions

Approved to add a Condition that the Special Exception was personal to the applicant with Chairman Grey voting nay.

Approved Staff's recommendation with limiting the number of dogs to 17 within a year with Chairman Grey and Mr. Moody voting nay.

PC9 First Workshop Dedicated to the Extraordinary Circumstances Necessitating the Need for the Fire Rescue Fire Combat and Rescue Service Impact Fee Increase to Exceed the Phase-In Limitations in Sections 163.31801(6)(b), (c), and (d), Florida Statutes
File Number FR25-1620
Comm. Dist. All
Recommendation Presentation Only

The item was for information only.

PC10 An Ordinance By The Pasco County Board Of County Commissioners Amending The Pasco County Land Development Code To Increase Fire Combat And Rescue Impact Fees Beyond The Phase-In Limitations In Section 163.31801(6), Florida Statutes; Amending Section 103.1 Jurisdictional Applicability; Providing For Amendments To Section 1302.6 Fire Combat And Rescue Service Impact Fee, To Make Such Section Consistent With The 2024 Fire Combat And Rescue Service Impact Fee Study And To Adopt Such Study; To Increase The Amount Of Fire Combat And Rescue Service Impact Fees; Providing For Additional Amendments As Necessary To Ensure Internal Consistency; Providing For Applicability; Repealer; Providing For Severability; Inclusion Into The Land Development Code, And An Effective Date.
File Number FR25-1621
Comm. Dist. All
Recommendation Approve

Approved Staff's recommendation.

Addendum

APC11 Zoning Amendment (Consent) - Mitchell SJP MPUD - Master Planned Unit Development - St. John Properties, INC. - A Rezoning Request from an I-2 General Industrial Park District to MPUD Master Planned Unit Development District to Allow for the Development of 515,000 sf Business Park and 107,660 sf Commercial/Retail Uses and Associated Infrastructure on Approximately 92.61 Acres Located in South West Pasco County.
File Number PDE25-7825
Comm. Dist. 3
Recommendation Approval with Conditions

Approved Staff's recommendation with Mr. Girardi abstaining from the vote due to a conflict of interest.

APC12 Zoning Amendment (Consent) – Meares Four LLC – Change in Zoning from a C-3 Commercial/Light Manufacturing District Specific Use to a C-3 Commercial/Light Manufacturing District – Northwest Pasco County – Southwest Corner of the Intersection of Shady Hills Road and Lenway Road East of the Suncoast Parkway – Containing Approximately 9.10 Acres
File Number PDE25-7769
Comm. Dist. 5
Recommendation Approve

The item was approved with APC13.

APC13 Special Exception (Consent) – Meares Four LLC/Meares Special Exception – Freestanding Recreational Vehicle and Boat Storage Facility in a C-3 Commercial/Light Manufacturing District – Northwest Pasco County – Southwest Corner of the Intersection of Shady Hills Road and Lenway Road East of the Suncoast Parkway – Containing Approximately 9.10 Acres
File Number PDE25-7874
Comm. Dist. 5
Recommendation Approval with Conditions

Approved APC12 and APC13 per Staff's recommendation with Mr. Moody abstaining from the vote due to a Conflict of Interest.

APC14 Development Agreement (Consent) – Riverstone (Renner) MPUD – KB Homes Tampa LLC – Modification to the Development Agreement (DA) to Allow the Developer to Receive Certificates of Occupancy for 98 Homes Prior to Completion of Road Improvements for the Renner MPUD to Clarify Terms and Conditions Therein and Rename the DA Agreement from Renner to Riverstone
File Number PDE25-0144
Comm. Dist. 4
Recommendation Approve

Approved Staff's recommendation.

AP15 Conditional Use Request (Regular) – C&M Lowe Limited Partnership and Port Hudson Marina LLC/Old Dixie Hwy Marina – Conditional Use for a Commercial Marina in a C-2 General Commercial District – Northwest Pasco County – North and South Side of the Intersection of Harbor Drive and Old Dixie Highway – Containing Approximately 2.68 Acres.
File Number PDE25-CU01
Comm. Dist. 5
Recommendation Approval with Conditions

**THE COMMISSION RECESSED AT 4:12 P.M. AND RECONVENED AT 4:26 P.M.
ALL MEMBERS WERE PRESENT.**

Approved to amend Condition 7 to operating hours of dawn till dusk with Mr. Moody abstaining from the vote due to a conflict of interest.

Approved Staff's recommendation with the various restrictions and the modified condition with Mr. Moody abstaining from the vote due to a conflict of interest.

Walk-Ons

There was none.

Adjourn

Approved to adjourn.

The meeting adjourned at 5:41 p.m.

Prepared by: Kayla Zine, Records Clerk III, Board Records Division