

**PASCO COUNTY PLANNING COMMISSION
REGULAR MEETING**

ANNOTATED AGENDA

OCTOBER 3, 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
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. - **Absent**

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
Denise Hernandez, Zoning Administrator
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

Mr. Neil Allen, Deputy Clerk, called the roll. All members were present with the exception of Mr. Munz who was absent.

Swearing In

Mr. Allen swore in those who planned to present testimony.

Proof of Publication

Mr. Allen 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 Hazlewood spoke regarding asking that the County not to accept any more applications to the Northeast Rural Protected areas, that the refinements to the areas were necessary for stability, conflict zoning landscaping designs, commercial standards, transition in density outside the rural areas, and that all the things needed attention.

Consent

There were none.

Public Hearings

Approved to continue items PC1 and PC2 to their respective continuance dates and sitting as the Local Planning Agency, approved to continue item PC3 to its respective continuance date.

PC1 Zoning Amendment (Continuance) – Sandarben LLC – Change in Zoning from a A-C Agricultural District to a AR-5 Agricultural-Residential District – North Central Pasco County – Northwest Corner of Bellamy Bros Boulevard and Johnston Road – Containing Approximately 92.60 Acres
File Number PDE25-7824
Comm. Dist. 1
Recommendation Continuance Requested

The item was continued to the October 17, 2024 Planning Commission meeting at 1:30 p.m. in New Port Richey.

PC2 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 November 7, 2024 Planning Commission meeting at 1:30 p.m. in Dade City.

- PC3 Comprehensive Plan Amendment (Continuance) – 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; Providing For Additional Text Amendments as Necessary For Internal Consistency; Providing for a Repealer, Severability, And An Effective Date.
File Number PDE25-0018
Comm. Dist. ALL
Recommendation Continuance Requested

The Commission was sitting as the Local Planning Agency.

The item was continued to the December 12, 2024 Planning Commission meeting at 1:30 p.m. in Dade City

- P4 Conditional Use (Regular) – Cynthia M Barthie/Anthemnet, Inc./Verizon Wireless – 195-Foot Above-Ground-Level (AGL) Monopine Wireless Communications Facility (WCF) in an E-R Estate Residential District – North Central Pasco County – At the Northwest Corner of the Intersection of St Joe Road and Mt Zion Road
File Number PDE25-CU03
Comm. Dist. 1
Recommendation Approval with Conditions

Approved to receive and file documents submitted by Ms. Denise Hernandez.

Approved to receive and file documents submitted by Ms. Mary Solik.

Recommended denial of the proposed application based on Land Development Code section 1002.7B Location Standards and that there was a significant degree of adverse visual impact as indicated in the Code.

Noted

Agenda Item N5 was noted.

- N5 Noted Item – 2025 Adopted Public Hearing Schedule – Board of County Commissioners and Planning Commission – Rezoning, Special Exception, Conditional Use, Variance, and Non-Ad Valorem and Special Assessments Public Hearings.

File Number FDE25-0023

Comm. Dist. All

Recommendation Not Applicable

Addendum

Approved the Public Hearing Consent Addendum which included Agenda Items APC6, APC7, and, APC8.

- APC6 Zoning Amendment (Consent) – Sitex NR Holding LLC – Change in Zoning from a A-R Agricultural-Residential District to a C-2 General Commercial District – South Central Pasco County – West Side of Ernest Drive, Approximately 200 Feet South of State Road 54 – Containing Approximately 1.06 Acres

File Number FDE25-7827

Comm. Dist. 2

Recommendation Approve

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

- APC7 Zoning Amendment (Consent) – Anodyne 54 LLC/Anodyne 54 LLC (East) – Change in Zoning from a C-1 Neighborhood Commercial District to a C-2 General Commercial District – Southeast Pasco County – Northeast Corner of the Intersection of State Road 54 and Point Cypress Boulevard – Containing Approximately 1.27 Acres

File Number PDE25-7823

Comm. Dist. 2

Recommendation Approve

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

APC8 Zoning Amendment (Consent) – Old Pasco West MPUD Master Planned Unit Development – Mary Elaine Sharp and Maxine Green – A Rezoning Petition from MPUD Master Planned Unit Development to an MPUD Master Planned Unit Development to Allow 99 Single Family Detached Dwelling Units on Approximately 76.55 Acres, Located South of State Road 52 and West of Old Pasco Road.

File Number PDE25-7816

Comm. Dist. 2

Recommendation Approval with Conditions

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

Adjourn

Approved to adjourn.

The meeting adjourned at 2:48 p.m.

Prepared by: Neil C. Allen, Records Clerk I, Board Records Division