

**PASCO COUNTY PLANNING COMMISSION
REGULAR MEETING**

ANNOTATED AGENDA

DECEMBER 12, 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. - **Absent**

Mr. Jonathan Moody, P.E.
Mr. Christopher Poole, CPG
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:

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 1:31 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

Mr. Neil Allen, Deputy Clerk, called the roll. All members were present with the exception of Chairman Grey and Mr. Pontlitz who were absent. Mr. Williams was represented by Mr. Tonello.

Swearing In

Mr. Allen swore in those who wished 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.

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

Ms. Amy Pultorak used a PowerPoint presentation and spoke regarding the Connected City Comprehensive Plan Amendment, the community hub zone, the planning principles for the Connected City, and the authentic social gathering spaces.

Ms. Jennifer Mcleod used a PowerPoint presentation and spoke regarding social gatherings, social interactions, and social networking in mixed use areas.

Ms. Jennifer McCarthy spoke regarding the treatment of Connected City residences, road safety concerns, step ups for residence development and infrastructure, a news interview, and accessibility issues.

Mr. David Terino spoke regarding flooding issues on his property.

Mr. Chris Terino spoke regarding flooding issues on his property.

Ms. Nancy Hazelwood spoke regarding a wellfield and a wastewater treatment plant being placed in the Northeast Rural Protected Area and a conflict in zoning in the Northeast Protected Area that needed to be worked on.

Mr. Phillip Singletary spoke regarding maintaining the trees along the fence line, land elevation and the risk of flooding, buying flood insurance, and impacting property value.

Ms. Christie Zimmer spoke regarding long-term impacts, Connerton and Ehren Cutoff flooding, the horse farm project, and the lack of authority.

Ms. Kim Brierley spoke regarding her appreciation about the Board meeting, developments that were being built up, flooding, and to figure out what's good for the citizens.

Mr. Michael Pultorak used a PowerPoint presentation and spoke regarding families that had been flooded out after the hurricanes, thanked the board members for what they do for the community, and the development of the Connected City.

Ms. Tonya Riddlesworth spoke regarding the County's slogan, that the concept would be a fantastic place to raise her family, the distribution and green space, the unpaved roads, and the Board denying a rezoning.

Mr. Engel spoke regarding the Board of County Commissioners required a binding concept to be submitted with MPUDs, the definition of a binding plan, the storm water situation, and open space and preservation.

Discussion was held regarding a plan of action to hear updates; the invitation to Metro Development; and VOPH's financial plan.

Mr. Roger Mendoza spoke regarding things that were promised, PVC walls and fences, the 400-foot retention pond, wanting to utilize all of his property, and the amount of traffic on a private road.

Consent

- C1 Annotated Minutes – Planning Commission Meeting – August 8, 2024
 File Number PDE25-0074
 Comm. Dist. All
 Recommendation Approve

Approved the August 8, 2024, August 22, 2024, and September 19, 2024 Planning Commission meeting minutes.

- C2 Annotated Minutes – Planning Commission Meeting – August 22, 2024
 File Number PDE25-0075
 Comm. Dist. All
 Recommendation Approve

The item was approved with Agenda item C1.

- C3 Annotated Minutes – Planning Commission Meeting – September 19, 2024
 File Number PDE25-0076
 Comm. Dist. All
 Recommendation Approve

The item was approved with Agenda Item C1.

Public Hearings

Approved to continue items PC4 and PC5 to their respective dates.

Approved the Public Hearing Consent Agenda which included Agenda item PC8, and sitting as the Local Planning Agency, the Commission approved PC9 and PC10.

- PC4 Special Exception (Continuance) – 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 Continuance Requested

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

- PC5 Zoning Amendment (Continuance) – 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 Continuance Requested

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

- PC6 Special Exception (Consent) – 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 Approval with Conditions

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

PC7 Zoning Amendment (Consent) – New York Ave Business Park LLC/Diagonal Road Business Park – Change in Zoning from a R-2 Low Density Residential District and C-2 General Commercial District to a I-1 Light Industrial District – Northwest Pasco County – Southeast Corner of the Intersection of Diagonal Road and New York Avenue – Containing Approximately 16.84 Acres
File Number PDE25-7785
Comm. Dist. 5
Recommendation Approve

Approved the item per Staff's recommendation.

PC8 Zoning Amendment (Consent) – Sarah Jones/Barnyard Rezoning – Change in Zoning from a A-C Agricultural District to a A-R Agricultural-Residential District – Northeast Pasco County – East Side of Powerline Road, Approximately ¼ Mile North of Frazee Hill Road – Containing Approximately 6.03 Acres
File Number PDE25-7839
Comm. Distr. 1
Recommendation Approve

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

PC9 Comprehensive Plan Amendment (Consent) – CPA24(05) State Road 54 Office – Providing for a Small Scale Comprehensive Plan Amendment to the Future Land Use Maps (2-15 and Sheet 21) Changing from RES-12 (Residential-12 DU/GA) to OF (Office) and CON (Conservation Lands) on Approximately .95 Acre of Real Property Located on the North Side of SR 54 Approximately 150 Feet West of Camp Indianhead Road and SR 54 Intersection
File Number PDE25-0015
Comm. Dist. 2
Recommendation Approve

The Commission was sitting as the Local Planning Agency.

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

PC10 Comprehensive Plan Amendment (Consent) – CPAS24(08) Wesley Chapel Professional Center – Providing for a Comprehensive Plan Amendment to the Future Land Use Maps (2-15 and Sheet 22) Changing from RES-6 (Residential 6 – Du/Ga) to COM (Commercial) on Approximately 0.94 Acres of Real Property Located at the Southeast Corner of the Intersection of Veridian Way and SR 54

File Number PDE25-0047

Comm. Dist. 2

Recommendation Approve

The Commission was sitting as the Local Planning Agency.

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

PC11 Comprehensive Plan Amendment (Consent) – CPA24(06) Wells, Wellfields & Wellhead Protection Areas Map Amendment – Providing for a Comprehensive Plan Amendment to the Future Land Use Map 2-1 Wells, Wellfields & Wellhead Protection Areas, Providing For Additional Text Amendments as Necessary For Internal Consistency

File Number PDE25-0061

Comm. Dist. All

Recommendation Approve

Approved to receive and file documents submitted by Mr. Liam Devine.

Sitting as the Local Planning Agency, the Commission approved the item per Staff's recommendation with the amended maps.

PC12 Comprehensive Plan Amendment (Consent) – CPA24(11) ADU Text Amendment – Providing for Text Amendments to Chapter 2, Future Land Use Element Appendix Section FLU A-6, the Official Land Use Map; Chapter 6, Housing Element; the Glossary; and Providing for Additional Text Amendments as Necessary for Internal Consistency; Providing for Repealer, Severability, and an Effective Date

File Number PDE25-0062

Comm. Dist. All

Recommendation Approve

Approved the item per Staff's recommendation with the revision of "Shall" to "May".

**THE COMMISSION RECESSED AT 4:16 P.M. AND RECONVENED AT 4:24 P.M.
ALL MEMBERS WERE PRESENT.**

PC13 Comprehensive Plan Amendment (Regular) – 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

File Number PDE25-0018

Comm. Dist. All

Recommendation Approve

Sitting as the Local Planning Agency, the Commission approved the item per Staff's recommendation.

Walk-Ons

There were none.

Adjourn

Approved to adjourn the meeting.

The meeting adjourned at 5:33 p.m.

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